



BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
294 Rue du Centre
74260 Les Gets

Jean-Emmanuel PATIER
je.patier@barnes-international.com
+33 7 68 96 20 62

www.barnes-international.com

MORZINE

Morzine - New-Build Chalet of 317
sqm - 6 En-Suite Bedrooms - Wellness
Area & Plenary Views

MORZINE

Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms - Wellness Area & Pleney Views

Located in Morzine, this beautiful newly built chalet of 317 sqm (294 sqm of living space) offers an exceptional living environment, defined by generous volumes and a well-balanced layout.

Set over four levels, the chalet is centered around a spacious living area combining a lounge, bar, dining room and open-plan kitchen, designed as a true space for gathering. Large openings lead onto outdoor areas with views over the Pleney slopes, the surrounding mountains and Avoriaz, extended by wide balconies.

The chalet features 6 en-suite bedrooms, including one with independent access, allowing family and guests to be welcomed in complete privacy. A second lounge and a dormitory with bathroom further complement the living spaces.

Outdoors, a jacuzzi and sauna create a dedicated wellness area, ideal for unwinding after a day in the mountains. The garden level includes a garage, a spacious ski room and a games/cinema room.

A covered parking space and several outdoor parking spaces complete the property. Shuttle access is available just 50 metres away.

A warm and refined chalet, combining space, elegance and a seamless connection to its mountain surroundings.

Chalet eligible for VAT recovery (20%) under current legislation. This property also benefits from reduced notary fees, providing an additional financial advantage.

2,995,000 €

- Agency fees payable by vendor
- Classe énergie 108 kWh/m².year (B)
- Classe climat 4 kg CO₂/m².year (A)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2,320 € - 3,190 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0490
- Area : 288.6 m²
- Rooms : 10
- Levels : 4
- Bedrooms : 7
- Heating : Individual Underfloor Electric
- Built in : 2026
- View : Slight, Mountains, Ski slopes
- Orientation : East West

Areas

Ground floor

- 1 Home cinema (15.96 m²)
- 1 Garage (20.03 m²)
- 1 Ski storage room (10.83 m²)
- 1 Maintenance room (3.46 m²)
- 1 Bedroom (14.52 m²)
- 1 Bathroom / Lavatory (5.26 m²)
- 1 Entrance (13.73 m²)

1st floor

- 1 Bedroom (13.91 m²)
- 1 Shower room (3.44 m²)
- 1 Bedroom (13.88 m²)
- 1 Shower room (3.44 m²)
- 1 Bedroom (14.14 m²)
- 1 Shower room / Lavatory (5.01 m²)
- 1 Bedroom (11.98 m²)
- 1 Shower room / Lavatory (5.89 m²)

Services

Fireplace, Double glazing, Sliding windows, Internet, Electric shutters, Car port, Outdoor lighting, Cinema, Sauna, Spa, Whirlpool tub, Video security

Proximities

Airport (75 minutes), Bus (50 metres), Movies (1700 metres), Shops (1500 metres), Primary school (1500 metres), Day care (1800 metres), TGV station (70 metres), Public pool (2100 metres), Ski slope (2800 metres), Sport center (500 metres), Supermarket (1600 metres), Tennis (1900 metres)

Follow us on social networks



www.barnes-international.com





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Pleney Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views





MORZINE
Morzine - New-Build Chalet of 317 sqm - 6 En-Suite Bedrooms -
Wellness Area & Plenary Views



