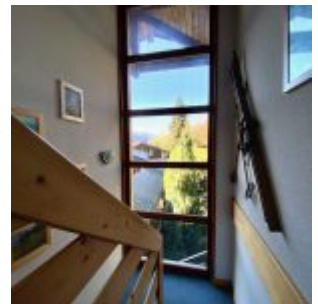




AGENCE
MY HOME
in the Alps

Chalet Darbon

Price : 680 000€





Superb triplex located near the center of Morzine. Built in 1993, this property offers 85.42m² of living space and 98m² of floor space (+ 16m² garage). With its 3 bedrooms and large laundry room/cellar, this space is ideal for a family wishing to settle down in an enchanting setting, or for an investment; thanks to its location, it makes an excellent rental.

The entrance is on the first floor and gives access to the living space, which is pleasant and bright. You're immediately drawn to the terrace and garden on this level, both of which are very large, allowing you to take full advantage of the views over Nyon and Pleney, and the south-facing aspect guarantees natural light throughout the day.

The living room features a fireplace, high ceilings, a dining room and a semi-open kitchen. A separate toilet is located on this level.

On level -1; there is a double bedroom and bathroom with separate w.c., as well as a large laundry/cellar/private storage room that could be renovated into a dormitory or TV room.

On the top floor of the triplex are 2 double bedrooms both with great views, one with a very sunny balcony, a shared bathroom and a separate toilet.

This property is an excellent investment. It has all the features you need to add value with some modernisation. Its privileged location makes it an excellent rental investment and the garden makes it a very rare opportunity that you can't miss!

In a small residence with 8 owners, each with their own entrance, quarterly charges are approximately 280€. The residence is equipped with an lift. There's a private garage that's big enough for the car and storage.

The apartment's interior would welcome some refurbishment, giving you the opportunity to personalise it to suit your tastes and needs. The communal areas are in good condition, guaranteeing a pleasant, well-maintained living environment.

You'll love the proximity of amenities, and the bus stop is right on the doorstep!

Contact us now to arrange a viewing!

Honoraires à la charge du vendeur. Dans une copropriété de 8 lots. Aucune procédure n'est en cours. Classe énergie F, Classe climat C Logement à consommation énergétique excessive. La loi impose que le niveau de performance énergétique (DPE) du bien immobilier, actuellement de classe F, soit compris, à compter du 1er janvier 2028, entre la classe A et la classe E. Montant moyen estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2022 : entre 2770.00 et 3820.00 €. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr.

Bedrooms :3

Bathrooms :2

Surface area (m2) :98.00

Central location

Great views and south facing

Price :680 000€

PRESENTATION OF THE PROPERTY

Price :680 000

Property tax :1215

Charges mensuelles :93

Situation :Morzine

Exposure :Sud

Partiellement meublé

Year of construction :1993

Type of heating :Frost protection under floor heating and radiators

Type of drainage :Main drains

Type of roof :Metal sheets

PARTS

Number of main parts :4

Bedrooms :3

Bathrooms :2

WC dans salle de bain(s) :3

Private WC :1

MOVE

Covered parking spots :1

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