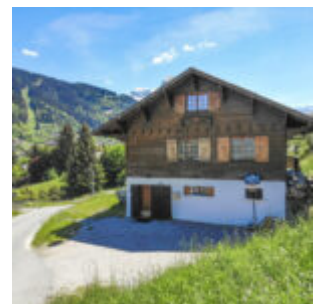
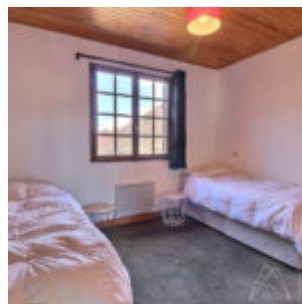
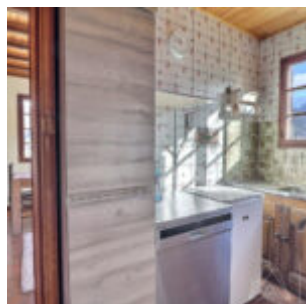
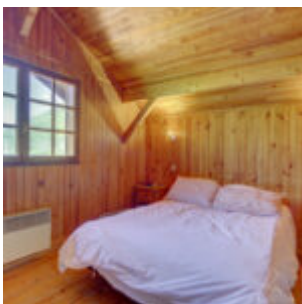
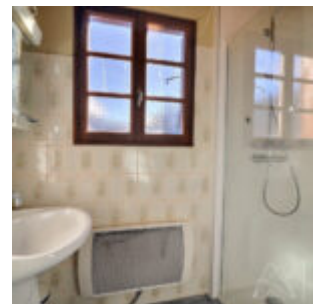
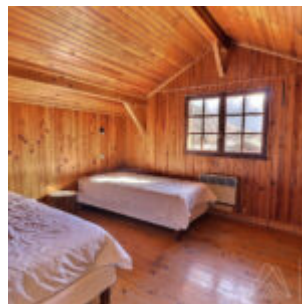
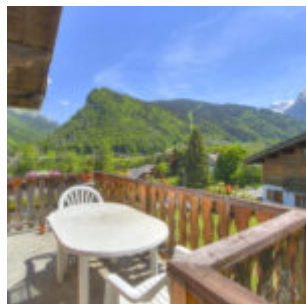
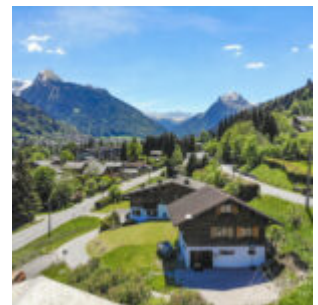
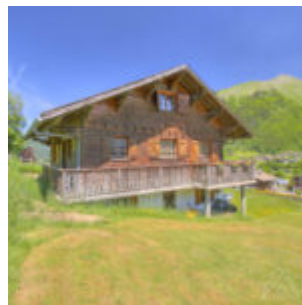
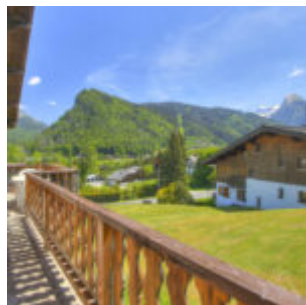
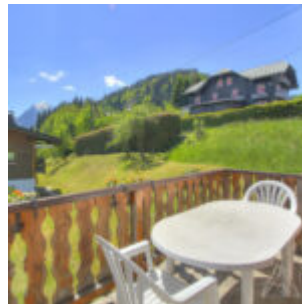
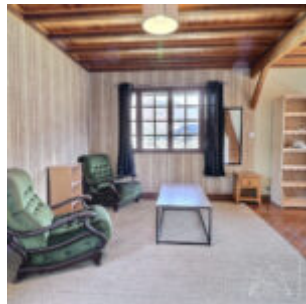
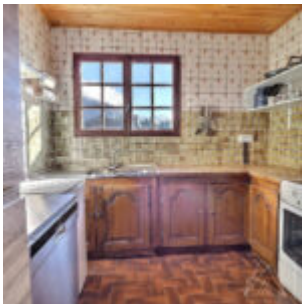


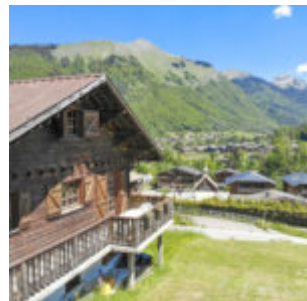
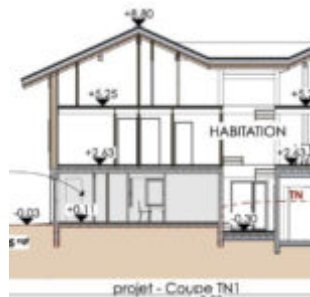
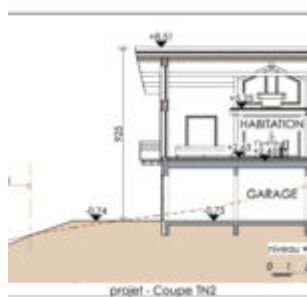


AGENCE  
MY HOME  
in the Alps

# Chalet ripe for renovation in Morzine

Price : 750 000€





A rare opportunity to acquire a property of 140m<sup>2</sup> in the sought-after Pied de la Plagne area, offering exceptional potential for renovation.

Set on a plot of 744m<sup>2</sup> of constructible land in Zone AC on the PLUih, this chalet offers multiple development possibilities. Whether you wish to modernise the existing structure using the current footprint, carry out a light refurbishment, or undertake a complete redesign following the proposed architectural drawings which are based on a property of 390m<sup>2</sup> and includes a separate apartment for rental income. The scope for transformation is vast.

The chalet enjoys an enviably sunny position with all-day sunshine and panoramic mountain views. Ideally located near the Pied de la Plagne roundabout, the U-bus into central Morzine is within close walking distance, or you can reach the town centre on foot in around 20 minutes.

Currently serviced by a septic tank, the property can be easily connected to the mains drainage network as part of any renovation project.

For further details, including plans and development possibilities, please get in touch. Fees to be paid by the seller. Energy class G, Climate class C Property with excessive energy consumption. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2740.00 and 3760.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Bedrooms :3  
Surface area (m2) :71.85  
Land area (m2) :744  
Price :750 000€

## PRESENTATION OF THE PROPERTY

Price :750 000  
Charges mensuelles :0.00  
Situation :Morzine  
Meublé  
Year of construction :1972  
Type of heating :Chauffage au électrique

## PARTS

Number of main parts :4  
Bedrooms :3



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315 rue du bourg,  
74110 Morzine  
Tél. : +33 (0) 9 54 76 22 30