

MORGINS



Cosy chalet with sauna, view and terrace -
Portes du Soleil

CHF 1'050'000.-

Parking place(s) included



7.5



4



~136 m²

n° ref. **044910**



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Mario Roldan
+41 77 233 22 27
mario.roldan@swsir.ch



SITUATION AND DESCRIPTION

Open to foreign buyers: rare opportunity in Morgins, at the entrance to the village and two minutes from the slopes and shops, this mountain chalet seduces with its classic charm, brightness and views of the surrounding mountains.

It comprises 7.5 rooms spread over three levels: an upper ground floor with south-facing living room, fitted kitchen, bathroom and bedroom, an upper floor with three bedrooms and shower room, and a lower ground floor featuring a wellness area with professional sauna/sanarium and modern bar.

Charming balconies and a large paved terrace with views complete the living spaces.

The property also has outdoor parking spaces for up to six vehicles.

South facing, optimum sunshine, immediate proximity to the bus stop serving the slopes and local amenities. Ideal as a second home, to take full advantage of the Portes du Soleil ski area.

SURFACES

Living area	~ 136 m ²
Surface of parcel	~ 557 m ²
Built surface	~ 60 m ²

CHARACTERISTICS

Number of floors above ground	3
Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Number of terraces	1
Year of construction	1970
Year of restoration	2018
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Outside parking place/s	4 included
Construction zone	Zone de moyenne densité ③
Altitude	1350 m
Parking places	Yes, obligatory

ANNEXES

Large terrace with mountain views

DISTANCES

Public transports	10 m
Primary school	650 m
Stores	280 m
Restaurants	260 m

DISTRIBUTION**Lower ground floor**

- Professional sauna/sanarium
- Modern bar
- Shower room with WC
- Technical room
- Fuel oil room (separate access)

-Outdoor access

Upper ground floor

- Living room
- Open kitchen
- Large bedroom
- Shower room with WC
- Access to first balcony
- Main entrance door

1st floor

- 3 bedrooms
- Bathroom with WC
- Access to second balcony from bedrooms

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LOCATION

This chalet enjoys a privileged location at the entrance to Morgins, just two minutes from the slopes and shops. Bus stops, restaurants, stores and other local amenities are just a few steps away, offering a perfect balance between accessibility and tranquility. The property benefits from a southern exposure, excellent light and unobstructed mountain views, in a pleasant and highly sought-after alpine living environment.

CONSTRUCTION

Built between 1961 and 1970 to traditional mountain standards, this solid, well-maintained chalet features a ground-floor wellness area including sauna/sanarium and bar.

Since 2003, major renovations have been carried out: fitted kitchen (2010), double glazing and paint/lasures (2018), improving comfort and authentic charm.

Floors combine tiles and coco carpets, highlighting noble materials. Very good overall condition, ideal for second home or family.

SPECIAL FEATURES

Bus stop serving the ski slopes at the foot of the chalet and possible access from outside to the lower ground floor, ideal for returning from skiing, bike rides etc.

Rare: Professional sauna/sanarium with modern bar for premium relaxation moments.

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Playground
- Nursery
- Primary school
- Sports centre
- Public swimming pool
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Ice rink
- Religious monuments
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Visitor parking space(s)
- Sauna
- Ground level access

INSIDE CONVENIENCES

- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Sauna
- Partially furnished
- Double glazing
- Bright/sunny
- Timber frame

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- WiFi
- Internet connection

FLOOR

- Parquet floor
- Laminated

CONDITION

- Very good

FINANCIAL DATA**Price****CHF 1'050'000.-****Availability**

To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Stream
- Garden
- Mountains
- Alps

STYLE

- Classic











