

MORGINS



Alpine elegance and panoramic views in
Morgins - Portes du Soleil

CHF 1'950'000.-

Parking place(s) included



5.5



4



~220 m²

n° ref. **045813**



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SITUATION AND DESCRIPTION

Rare opportunity in Morgins, at the entrance to the resort in a very quiet location, five minutes from the slopes and shops, this mountain chalet seduces with its classic charm, brightness and views of the surrounding mountains.

On the first floor in addition to the entrance hall, we have the guest WC, a large living room with fireplace and bar and direct access to a large balcony. On both the lower and upper ground floors we find the sleeping area. On the 2nd lower ground floor, the place is made for a magnificent, very well equipped open kitchen with dining area and direct access to its own terrace.

Charming balconies and a large 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.

Available for sale to non-residents

SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 842 m ²
Balcony Surface	~ 12 m ²
Terrace surface	~ 30 m ²

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Number of terraces	1
Year of construction	2008
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Number of boxes	1 included
Total nb. of parkings	4 included
Construction zone	Zone chalets
Basements	2
Parking places	Yes, obligatory

DISTANCES

Public transports	300 m
Primary school	1400 m
Stores	1200 m
Restaurants	1000 m

DISTRIBUTION

Lower ground floor

- Wine cellar
- Bedroom with access to balcony
- Shower room
- Master suite with en-suite bathroom (bathtub-jacuzzi)

Ground floor

- Entrance hall
- Visitors' WC
- Large living room with fireplace, bar and direct access to balcony
- Technical room/laundry room
- Garage with electric door and DIY/workshop area

Garden floor

- Well-equipped open kitchen with dining area and direct access to terrace
- Garden cabana

Upper ground floor

- Office area
- Bedroom with en suite shower room



LOCATION

This chalet enjoys a privileged location at the entrance to Morgins, five minutes from the slopes and shops. Bus stops, restaurants, stores and other local amenities can be found in the village, 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.

NEIGHBOURHOOD

- Green
- Mountains
- Residential area
- Bus stop
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Sports centre
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Ice rink

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Annex
- Shed
- Parking
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory

- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Bicycle storage
- Ski storage
- Storeroom
- Workshop
- Connected thermostat
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Central vacuum

FINANCIAL DATA**Price****CHF 1'950'000.-****Availability**

To be discussed

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- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Mountains



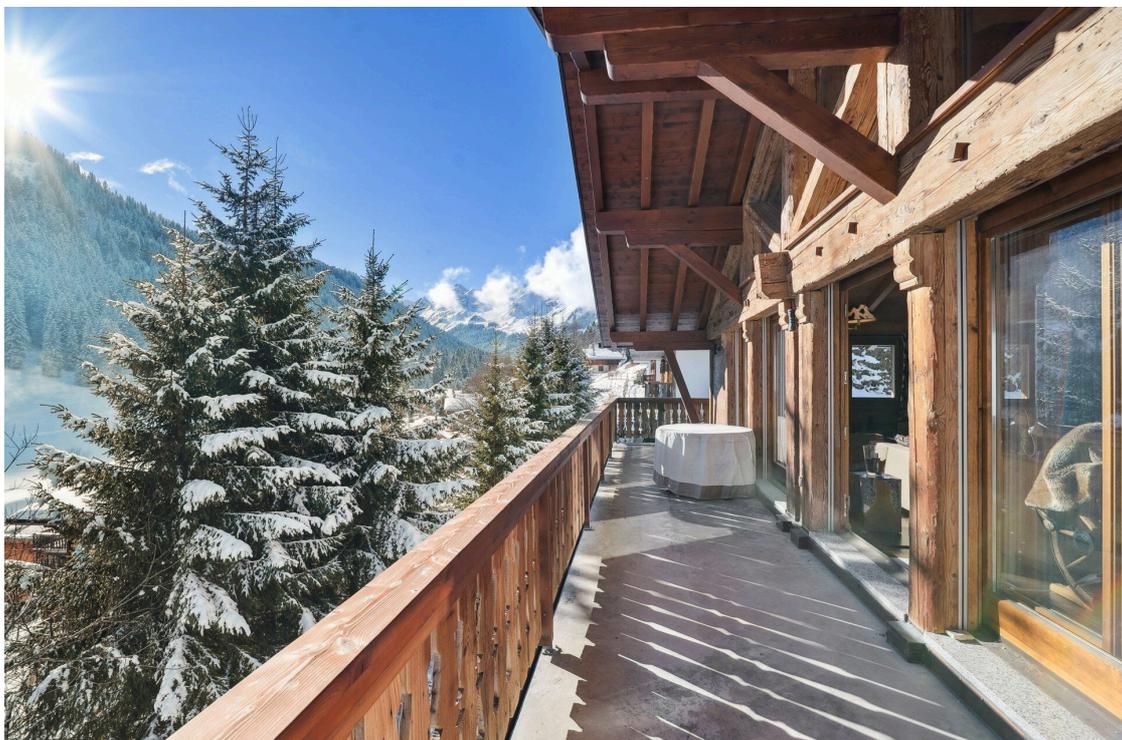
Living room



Living room with bar



Bar



Balcony living room



Kitchen 2nd lower ground floor



Kitchen 2nd lower ground floor



Terrace on lower 2nd floor



Bathroom with Jacuzzi



Shower room



Bedroom en suite on 1st floor



Suite shower room on 1st floor



Master bedroom



Master bathroom



Bedroom 1st floor



Wine cellar



Main entrance and garage