

# MORGINS



Spacious, perfectly maintained 6.5-room  
chalet with garden

**CHF 950'000.-**

Parking place(s) included



6.5



3



~170 m<sup>2</sup>

n° ref. **036701\_F**



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Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Situated in Morgins, a charming mountain resort nestled in the Swiss Alps and offering spectacular year-round scenery with snow-capped peaks in winter and lush green meadows in summer, this 240 m<sup>2</sup> chalet offers a truly idyllic place to live. Its proximity to the ski lifts that form part of the Portes du Soleil ski area will delight even the most sporty of visitors!

Built on a plot of approx. 814 m<sup>2</sup> in 1976, it has been very well maintained and is in excellent condition. The materials selected for its construction are of the highest quality and easy to maintain.

Its south-facing aspect provides plenty of natural light throughout the day, creating a warm, bright atmosphere in every room. The living room features a beautiful wood-burning fireplace for long winter evenings by the fire.

A balcony and a large terrace offer magnificent views of the surrounding countryside. Outside too, a magnificent, carefully tended garden invites you to soak up the sun, whether for moments of relaxation or for family activities thanks to various facilities such as swings and a zip-line.

A garage and 4 outdoor parking spaces complete the ensemble.

Having recently been subdivided, the plot, which was larger at the time, also included a second chalet, which can also be purchased!

Don't hesitate to contact us to find out for yourself about this wonderful place to live.

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**SURFACES**

Living area	~ 170 m <sup>2</sup>
Surface of parcel	~ 811 m <sup>2</sup>
Garden surface	~ 400 m <sup>2</sup>
Useful surface	~ 240 m <sup>2</sup>
Total surface	~ 240 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	2
Number of balcony	1
Number of terraces	1
Year of construction	1976
Heating installation	Radiator
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	4 included
Total nb. of parkings	5 included

**DISTANCES**

Station	3135 m
Public transports	210 m
Primary school	3390 m
Stores	1575 m
Cable car	1620 m
Post office	1680 m
Restaurants	895 m

**DISTRIBUTION****Lower ground floor**

- Large hallway
- Living room with fireplace
- Bedroom with private bathroom/wc
- Garage for 1 car
- Utility room

**Upper ground floor**

- Spacious entrance hall with built-in closet
- Living room with two balcony entrances
- Open kitchen with island

- Spacious dining room with terrace access

**1st floor**

- Large hallway
- Master bedroom with dressing room
- Double bedroom
- Bathroom with shower/wc
- Study





## LOCATION

Situated at an altitude of 1,350 m, Morgins is one of the Swiss resorts in the Vallée d'Illeiez, and a member of the Portes du Soleil international ski area.

In Morgins, numerous local events take place throughout the year. Immerse yourself in the warm atmosphere of this dynamic village, where festivities and traditions punctuate daily life.

The elementary school is located in the heart of the village, making everyday life easier for families. For secondary education, Troistorrents is within easy reach.

The proximity of the ski resort adds an exceptional dimension to this property. Whether you're an avid skier, snowboarder or winter walker, the pleasures of the mountains are on your doorstep.



# Switzerland

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INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- Secondary school
- Ski lift
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Parking

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Dressing
- Cellar
- Built-in closet
- Connected thermostat
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Outdoor lighting

## FLOOR

- Tiles
- Parquet floor
- Carpet

## CONDITION

- Very good

## ORIENTATION

- South

## EXPOSURE

- Good

## VIEW

- Nice view
- Garden
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**CHF 950'000.-**

**Availability**

To be discussed

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Chalet Edelweiss



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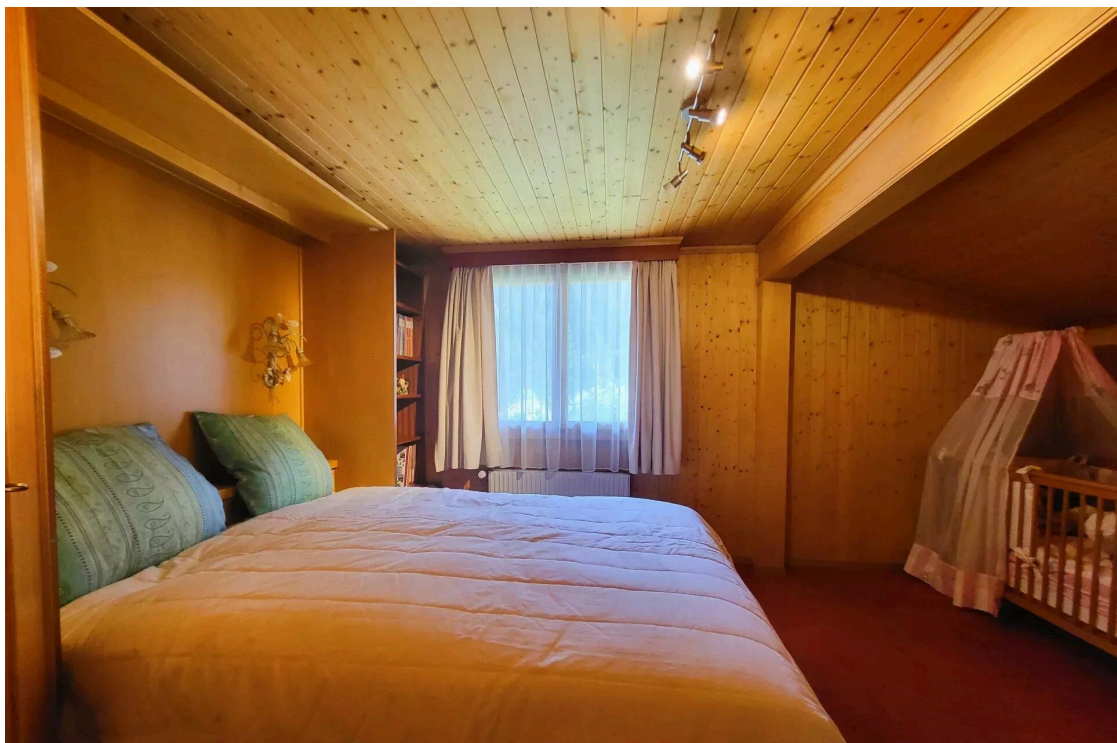
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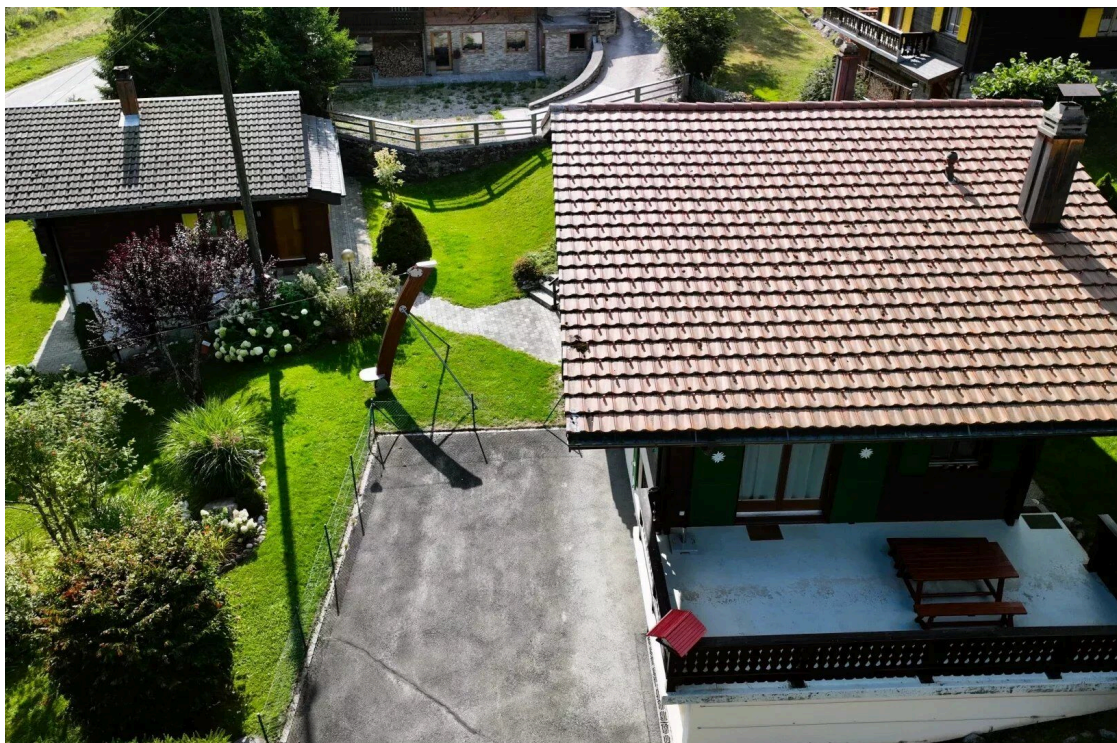


Chalet Edelweiss





Outdoor



Environment