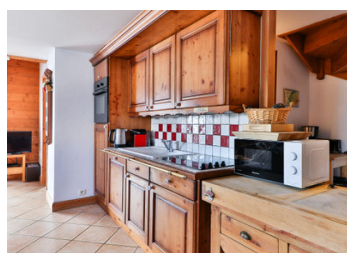
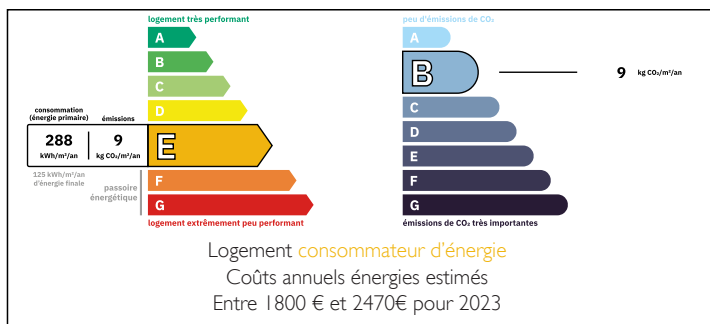


4 bedroom ski in/ski out duplex apartment with private entrance, Morillon Les Esserts, Grand Massif.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	89 m ²
Outside Space:	6 m ²

IN BRIEF

NB offer recently accepted

Impressive duplex apartment overlooking the pistes at Morillon Les Esserts – which could more accurately be described as a terraced chalet because it has its own private entrance.

Refuge d'Alpage residence, just 30 metres from the ski lifts

Summary

- Private external staircase leading directly to the front door.
- First floor: entrance hall, wc, open plan living room, dining area and kitchen, 2 double bedrooms (one ensuite), bathroom and balcony.
- Second floor: landing area with sofa bed, 2 double bedrooms and bathroom.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

pistes.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France skito@leggett.fr www.leggett.fr



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This 4 bedroom duplex apartment is located in the pretty ski station of Les Esserts, surrounded by pine forest, and part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt Fer à Cheval. With a high point of 2500 metres, mostly north-facing slopes, and close proximity to Mont Blanc and the microclimate it generates, this is one of France's most snow-sure ski domains. All the slopes at Morillon are north-facing so they keep their snow well.

The resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif. It's also possible to ski down to Morillon village when conditions are favourable.

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Nearby attractions

Morillon village and leisure space at Lac Bleu (10 minutes drive)

The pretty medieval village of Samoëns (15 minutes)

Annecy (1 hour)

Geneva (1 hour)

Contact us for more photos and details.

Co-owned building of 180 units

Provisional annual charges: 1700€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>