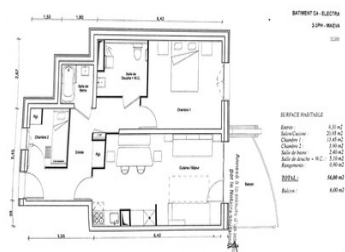


2/3 room apartment with south-facing terrace in Avoriaz – Crozats district



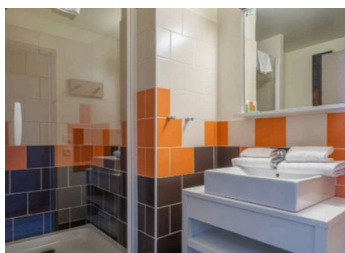
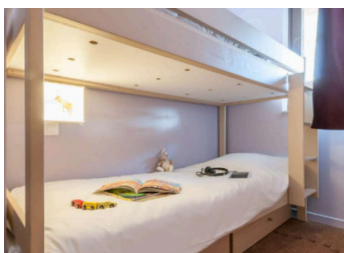
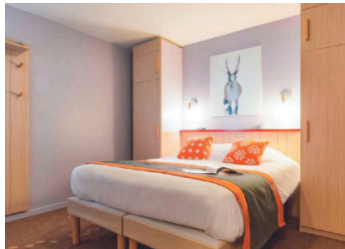
INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	56 m ²
Outside Space:	6 m ²

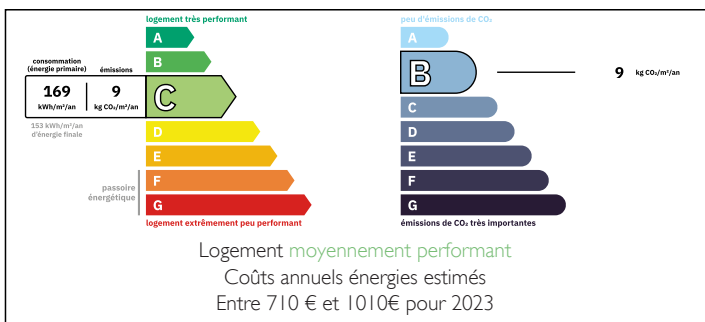


IN BRIEF

This 56.19 m² two/three-room apartment is situated on the 13th floor, offering unobstructed views and a prime location in the heart of the Avoriaz resort. Ideal for both investors seeking regular, tax-free rental income and mountain enthusiasts wishing to enjoy ski or nature getaways while building their assets, this property has it all. Designed to accommodate up to six people, the apartment includes a double bedroom, a sleeping alcove with bunk beds, a bathroom, a shower room with WC, and a bright living room with two additional sleeping spaces. The fully equipped kitchen, open to the dining area, seamlessly extends the living space and provides direct access to the south-facing balcony, perfect for soaking up the sun and enjoying the panoramic views.



ENERGY - DPE



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.



DESCRIPTION

One of the most sought-after resorts in the French Alps. Nestled at an altitude of 1,800 meters, it offers direct access to the ski slopes, allowing residents to ski right from their doorstep. Avoriaz is a car-free resort, guaranteeing a peaceful and healthy environment while remaining close to the resort's amenities and activities.

Located in the heart of Europe's second-largest ski area, "Les Portes du Soleil," Avoriaz is accessible via shuttle buses from Thonon-les-Bains train station and Geneva Airport, making arrival easy for vacationers.

Key investment advantages:

Guaranteed annual rent (excluding personal occupancy): €15,967

Condominium fees: €0

Property tax: €851

Property management is entirely entrusted to Pierre & Vacances, ensuring complete peace of mind: no management constraints, no expenses to anticipate. Rent is paid year-round, whether the property is occupied or not.

Thanks to the LMNP (furnished rental) status, rental income benefits from optimized taxation, with net rents exempt from tax through the accounting depreciation mechanism.

A flexible and premium investment

Possibility of personal occupancy for up to 6 or 7 weeks per year

Access to an exchange system with other residences in the group

Ski-in/ski-out location in a fully pedestrianized resort

Particularly attractive price compared to the local Avoriaz market

Estimated net return of approximately 4.14%

LOCAL TAXES

Taxe foncière: 851 EUR

Taxe habitation: EUR

NOTES