

116-square-meter 3-bedroom duplex apartment with a balcony in the heart of Morzine



INFORMATION

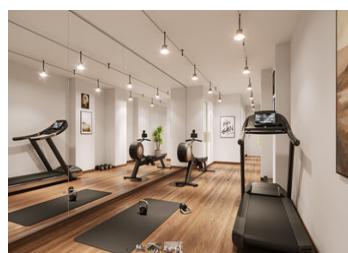
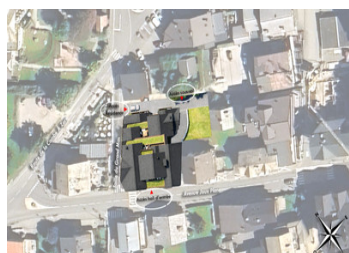
Town:	Morzine
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	117 m2
Outside Space:	8 m2

IN BRIEF

Imagine a charming village nestled in the heart of the French Alps, where the authentic mountain atmosphere blends perfectly with a wide range of year-round activities. Welcome to Morzine, a corner of paradise in Haute-Savoie, where this new residence in the heart of Morzine is currently under construction, offering unbeatable access to the ski slopes and the lively town center, putting everything you need right at your fingertips. .

This 107 m² duplex features an 8 m² balcony, an entryway with a landing, a spacious 40 m² living room with an open kitchen, and a powder room. Upstairs, you'll find two bedrooms, a master suite with an en-suite powder room, a walk-in closet, a full bathroom, and a separate toilet.

This residence is scheduled for completion in March 2028. Comprising 19 apartments and a fitness center, each apartment includes...

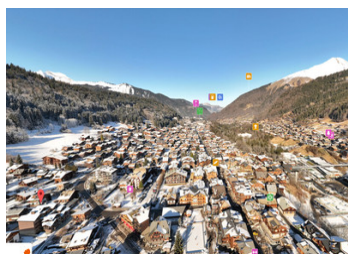


ENERGY - DPE

DPE not required.

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

The residence consists of 19 apartments, ranging from one-bedroom to four-bedroom units. Exceptional comfort The development offers sought-after amenities, including a fitness center, covered parking, and individual storage units. The apartments feature meticulous finishes and high-quality materials, creating a cozy and welcoming atmosphere. The spacious bedrooms and multiple bathrooms ensure unparalleled comfort. Natural light and unique views The bright and spacious apartments feature large balconies where residents can enjoy sunny days, unobstructed views of the village, and a magnificent mountain panorama featuring the peaks of Ressachaux and Nantaux.

Amenities and security

- Secure parking and storage units.
- Elevator to the basement.
- Access to the lobby via video intercom and keypad.

The developer is committed to reducing the carbon footprint of its housing, improving the energy efficiency of its new buildings, and enhancing occupant comfort by complying with the RT 2012 thermal regulations.

For those seeking a rental investment, these apartments offer enormous potential thanks to their exclusive location in the center of Morzine. Buyers can recover the 20% VAT under a rental scheme.

Living area 117 m²:

Laundry room 3.62
Walk-in closet 10.02
Bedroom 1 11.48
Bedroom 2 10.08
Kitchen/living room 39.93
Entrance 6.42
Master bedroom 12.77
Bathroom 3.27
Bathroom 4.40

NOTES