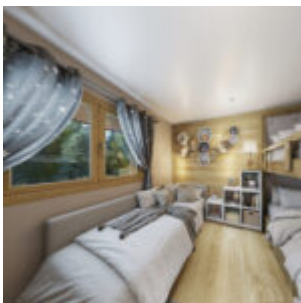
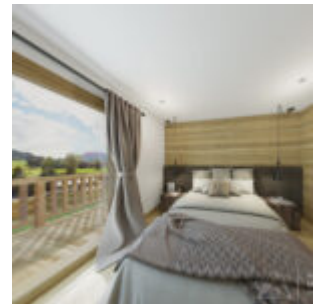
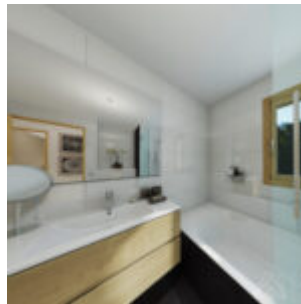




AGENCE
MY HOME
in the Alps

Appartement à vendre Morzine

Price : 460 000€



Le Domaine de l'Ardoise offers an excellent opportunity to purchase a new-build apartment close to the centre of Morzine, just 2 km away and within a few minutes' walk of the free shuttle buses serving the ski slopes and the village centre. Located in a peaceful setting on a south-facing hillside with open mountain views, the development offers a wide selection of apartments at attractive prices starting from €360,000.

This new development brings a modern concept to Morzine, featuring smaller-scale residences and chalets set within a quiet and highly sun-exposed environment. The project is delivered by a reliable and well-established developer, ensuring high-quality construction and finishes.

The residence enjoys a prime location on a south-facing slope with panoramic views and easy access to the ski area via nearby free shuttle buses. It offers a range of apartments from one- to two-bedroom units, as well as individual and semi-detached chalets from four to six rooms.

Apartment I201 is a 61.8 m² apartment comprising an entrance, a spacious open-plan living area with kitchen, lounge and dining space, two bedrooms, a bathroom, a separate WC, as well as a pantry.

The residence offers high-quality finishes and modern features designed for comfort, including underfloor heating, contemporary kitchens and bathrooms, parquet flooring in living areas and bedrooms, large-format tiling in bathrooms, and well-designed open-plan living spaces. All properties benefit from deep balconies or terraces.

Built in accordance with RT2012 standards, the development provides excellent thermal and acoustic insulation along with reduced energy consumption. Purchasing a new-build property also allows for reduced notary fees of approximately 2.2 to 2.5 percent instead of around 7.5 percent, as well as a 10-year construction guarantee.

Features:

Ski locker
Private cellar
Option to purchase a garage

Fees to be paid by the seller. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :2

Bathrooms :1

Surface area (m2) :61.80

Price :460 000€

PRESENTATION OF THE PROPERTY

Price :460 000

Charges mensuelles :0.00

Situation :Morzine

Exposure :Sud, Est

Year of construction :2024

Type of heating :Chauffage au gaz

PARTS

Number of main parts :3

Bedrooms :2

Bathrooms :1

WC in bathroom(s) :1

Number floors are :2

MOVE

Covered parking spots :1

Parking spaces :1

MY HOME IN THE ALPS



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