AGENCE
MY HOME
in the Alps

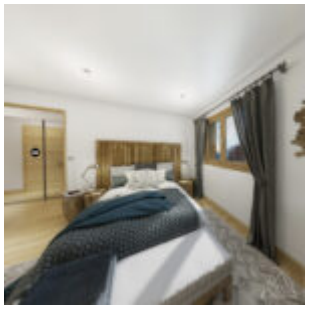
Apartment for sale in Morzine

Price : 480 000€












Le Domaine de l’Ardoise presents an excellent opportunity to purchase a brand-new apartment just 2 km from the centre of Morzine, only a short walk from the free shuttle bus stops providing easy access to both the ski slopes and the village centre. Set in a peaceful, south-facing location with uninterrupted mountain views, this new development offers a wide selection of apartments at attractive prices, starting from €360,000.

This contemporary development brings a fresh concept to Morzine, combining intimate apartment residences and chalets within a tranquil, sunny setting. Built by a well-established and trusted developer, the project offers high-quality construction and carefully designed finishes throughout.

Ideally positioned on a sunny south-facing hillside, the residence enjoys panoramic mountain views while benefiting from convenient access to the Portes du Soleil ski area via the nearby free shuttle service. The development comprises one- and two-bedroom apartments, together with detached and semi-detached chalets ranging from three to five bedrooms.

Apartment I203 is located on the second floor and comprises an entrance hall leading to a spacious open-plan living area with a fully equipped kitchen, dining area and lounge. The property offers two bedrooms, including a principal bedroom with its own en-suite shower room, a separate

sleeping cabin with bunk beds, an additional family bathroom and a separate WC.

The residence has been designed with comfort and quality in mind, featuring underfloor heating, contemporary kitchens and bathrooms, engineered wood flooring throughout the living areas and bedrooms, large-format tiling in the bathrooms, and bright open-plan living spaces. Every property benefits from a generous private balcony or terrace, allowing residents to fully enjoy the spectacular alpine surroundings.

Built to RT2012 standards, the development provides excellent thermal and acoustic insulation together with reduced energy consumption. Purchasing a new-build property also benefits from reduced notary fees of approximately 2.2–2.5% instead of the usual 7.5%, as well as a ten-year structural warranty.

Key Features:

* Ski locker
* Private cellar
* Optional garage available at an additional cost

Energy Performance Certificate (DPE): In progress.

Information regarding the natural and technological risks to which this property may be exposed is available on the French Government’s Georisks website: georisques.gouv.fr.

Beadrooms :2
Bathrooms :1
Surface area (m2) :65.00
Price :480 000€

PRESENTATION OF THE PROPERTY

Price :480 000
Charges mensuelles :0.00
Situation :Morzine
Non meublé
Year of construction :2024
Type of heating :Chauffage au gaz

PARTS

Number of main parts :3
Beadrooms :2
Bathrooms :1
Shower(s) :1
WC in bathroom(s) :1
Private WC :1
Number floors are :2

MOVE

Covered parking spots :1
Parking spaces :1

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