AGENCE
MY HOME
in the Alps

Newly Built Apartment for Sale in Morzine

Price : 360 000€










Le Domaine de l’Ardoise presents an exciting opportunity to purchase a new apartment close to the centre of Morzine, just 2 km away and within a few minutes’ walk of the free shuttle to the ski slopes and town. Set in a quiet, south-facing area with open mountain views, the development offers a large selection of apartments at attractive prices starting from €360,000.

This new development introduces a fresh concept to Morzine, with smaller residential buildings and chalets arranged within a peaceful and highly sun-exposed environment. The project is delivered by a reliable and well-established developer known for quality construction and attention to detail.

The residence is located on a south-facing hillside with unobstructed views and benefits from excellent access to the ski area via nearby free shuttle buses. It offers a mix of apartments from T2 to T3 as well as individual and semi-detached chalets from T4 to T6.

Apartment I002 is a T2 apartment of 48.3 m² located on the ground floor, comprising an entrance with storage, a spacious and bright living area with open kitchen, a comfortable bedroom, a mountain corner sleeping area, and a modern bathroom with WC. The apartment also benefits from a south-facing balcony of 8.34 m².

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

Built to RT2012 standards, the development ensures excellent thermal and acoustic insulation along with reduced energy consumption. Additional benefits of purchasing a new-build property

include 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.

All properties are delivered with a ski locker and a private cellar, with the option to purchase a garage in addition.
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.

Beadrooms :1
Bathrooms :1
Surface area (m2) :48.00
Apartment
Rental investment
Price :360 000€

PRESENTATION OF THE PROPERTY

Price :360 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :Sud
Year of construction :2024
Type of heating :Chauffage au collectif gaz

PARTS

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

MOVE

Covered parking spots :1
Parking spaces :1

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