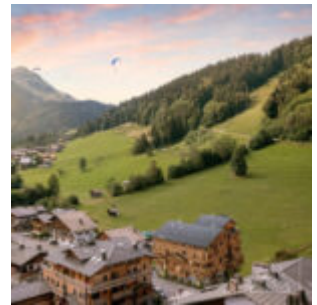
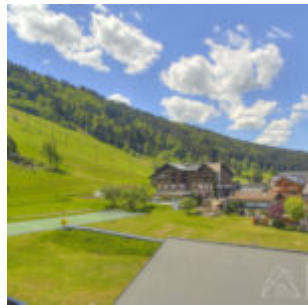




AGENCE
MY HOME
in the Alps

Aubergade – 3-Bedroom Duplex Apartment

Price : 1 445 000€



Located within the prestigious new L'Aubergade residence, directly on the Morzine snowfront and at the foot of the Pleney gondola, this superb 3-bedroom duplex penthouse enjoys an exceptional ski-in/ski-out location, just a short walk from the heart of the resort.

Set across the top floors of the residence, the apartment offers approximately 81.76 m² of accommodation, with generous additional space beneath the eaves.

The lower level comprises an entrance with storage, a separate WC and a spacious open-plan living area with lounge, dining space and kitchen. Bright and welcoming, the living area opens directly onto a balcony of approximately 6 m², perfect for enjoying the Alpine surroundings.

Upstairs, the sleeping area features three bedrooms, including one with its own shower room, as well as a second shower room and additional storage. The sloping ceilings add authentic mountain character while providing useful additional space.

Combining comfort, elegance and practicality, this penthouse benefits from quality finishes and a truly rare ski-in/ski-out position, with the centre of Morzine and its amenities within easy reach.

An exceptional opportunity, whether as a high-end second home or a rental investment in one of Morzine's most sought-after locations.

Reduced notary fees and potential VAT recovery.

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

Beadrooms :3
Bathrooms :2
Surface area (m2) :81.76
New-build
ski-in / ski-out
Price :1 445 000€

PRESENTATION OF THE PROPERTY

Price :1 445 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :Est, Nord
Non meublé
Type of heating :Chauffage au collectif sol

PARTS

Number of main parts :4
Beadrooms :3
Bathrooms :2
Shower(s) :2
WC in bathroom(s) :1
Number floors are :5

MOVE

Covered parking spots :1
Parking spaces :1

MY HOME IN THE ALPS



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315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30