AGENCE
MY HOME
in the Alps

# New-Build 3-Bedroom Chalet with Garden

Price : 710 000€











Domaine de l’Ardoise – New-build 3-bedroom chalet with a private garden in Morzine

Domaine de l’Ardoise offers an exciting opportunity to purchase a new-build chalet close to the centre of Morzine. Located approximately 2 km from the centre and a short walk from a shuttle bus stop, this collection of chalets and apartments enjoys a peaceful setting, mountain views and a sunny south-facing aspect.

Chalet G1 is a semi-detached, three-bedroom chalet offering 88.8 m² of living space over two floors. A 51.59 m² private garden, a 9.80 m² terrace and a 5.47 m² balcony provide inviting outdoor spaces to enjoy the Alpine surroundings.
On the ground floor, the entrance leads to a bright 33.19 m² open-plan living area, with space for a kitchen and direct access to the terrace and garden. A shower room with WC and a 4.89 m² utility/storage room complete this level. The plans include provision for a flue, offering the possibility of installing a stove, subject to technical approval and at an additional cost.

Upstairs, there are three double bedrooms measuring 10.01 m², 11.30 m² and 10.39 m², two of which open onto the balcony. A bathroom, a separate shower room and an independent WC make this a practical layout for family and guests.

The plans specify a heat pump with an integrated 190-litre hot water cylinder. Personalisation options and finishes will depend on the stage of construction and the development’s specification. Kitchen units and appliances are excluded, as indicated on the plans.

An appealing opportunity to enjoy Morzine and the Portes du Soleil as a year-round home or an Alpine retreat.

Information about the risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr
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.

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Beadrooms :3
Bathrooms :2
Surface area (m2) :88.80
Price :710 000€

## PRESENTATION OF THE PROPERTY

Price :710 000
Charges mensuelles :0.00
Situation :Morzine
Meublé
Year of construction :2024
Type of heating :Chauffage au individuel

## PARTS

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

## MOVE

Covered parking spots :1
Parking spaces :1

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