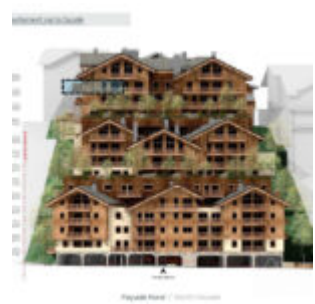
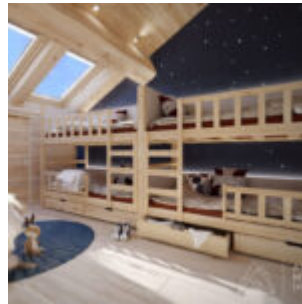
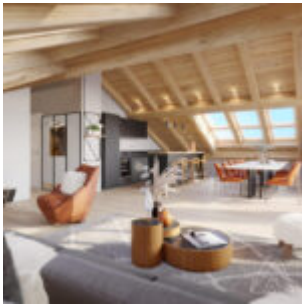




AGENCE
MY HOME
in the Alps

Programme LES GOURMETS – Appartement 3 chambres + Coin Montagne

Price : 1 595 000€



In the heart of Morzine, within easy reach of the ski lifts, discover this exceptional apartment with generous volumes in the high-end Les Gourmets residence.

Offering approximately 155 sqm of living space, this rare property features a spacious open-plan living area of over 55 sqm, filled with natural light and opening onto more than 30 sqm of outdoor space across two terraces, perfect for enjoying panoramic views of the surrounding mountains (Nantaux, Ressachaux, Nyon, Pléney).

The sleeping area includes three comfortable bedrooms, complemented by multiple shower rooms, a utility/laundry space, and ample storage throughout.

High-quality features include underfloor heating, premium finishes, and quality materials, within a modern RT2012-compliant building.

Sold with a double underground garage, cellar, and double ski locker, this is a rare opportunity, ideal as a main residence, second home, or a long-term investment.

Reduced notary fees (2%) VAT reclaim possible

Fees to be paid by the seller. In a condominium of 100 lots. No ongoing proceedings. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :3
Surface area (m2) :113.78
Price :1 595 000€

PRESENTATION OF THE PROPERTY

Price :1 595 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :Est, Nord
Year of construction :2025
Type of heating :Chauffage au collectif sol

PARTS

Number of main parts :4
Bedrooms :3
Shower(s) :3
Number floors are :2

MOVE

Covered parking spots :1



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