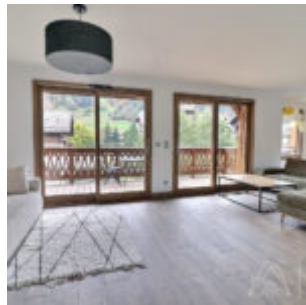
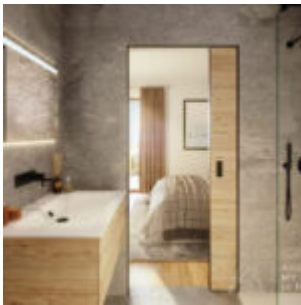
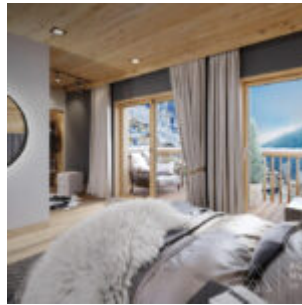




AGENCE
MY HOME
in the Alps

Résidence l'Elan – Chalet Sika – Appartement C301

Price : 1 920 000€



Nestled in the heart of Morzine, one of the most sought-after resorts in the French Alps, this residence enjoys an exceptional location, just a few minutes' walk from the Pleney and Super Morzine ski lifts. Its prime setting offers direct access to world-renowned ski slopes and mountain-biking trails.

The village, lively throughout the year, charms visitors and residents alike with its warm atmosphere, diverse restaurants, cafés, and shops — making daily life both convenient and

enjoyable.

This bright and spacious 150 m² apartment features five bedrooms and an additional cabin room. It benefits from a triple aspect and balconies on every side, providing open mountain views and a rare sense of tranquillity just steps from the village centre. Its elegant architecture, inspired by traditional Alpine chalets with wide carved wooden balconies, is paired with modern, high-end finishes that reflect the craftsmanship of one of Morzine's most renowned developers.

Thanks to its generous living spaces, central location, and premium finishes, this property is perfectly suited for both family living and rental investment. Seasonal demand in Morzine remains strong year-round, ensuring excellent occupancy rates. The exceptional penthouses and large apartments attract both families and groups, further enhancing the rental potential.

Each unit is delivered fully finished, complete with underground parking and a private cellar. As a new development, buyers benefit from reduced notary fees of around 2% and the opportunity to reclaim VAT — representing a potential 20% saving on the purchase price.

A rare opportunity to combine comfort, profitability, and long-term value in one of the most desirable resorts of the Portes du Soleil.

In a condominium of 50 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 :5
Bathrooms :4
Surface area (m2) :150.43
Price :1 920 000€

PRESENTATION OF THE PROPERTY

Price :1 920 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :South - West
Non meublé
Year of construction :2024
Type of heating :Underfloor heating

PARTS

Number of main parts :5
Bedrooms :5
Bathrooms :4
Shower(s) :4
Number floors are :2



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