



AGENCE  
MY HOME  
in the Alps

# 5 bedroom new chalet with garage

Price : 1 330 000€

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The Domaine de l'Ardoise is an exciting opportunity to purchase a new chalet not far from the center of Morzine. Located just 2km and minutes walk to the bus stop, this set of chalets and apartments is located in a quiet area with mountain views and facing south.

Chalet D will be a charming individual 5-bedroom chalet with a large garden and beautiful south-facing terraces for aperitifs and dining. On a total of 150.62m<sup>2</sup> of living space with an open and bright living room and kitchen on the ground floor of 41.84m<sup>2</sup> overlooking the terraces and the garden. Also on the ground floor of the D is a bathroom with shower and separate WC and the garage. It will be possible to install a wood-burning stove for an additional fee. Upstairs on the first floor will be 3 double bedrooms including 2 en-suite bedrooms and the other with a bathroom. On this floor there is a balcony of 4.64m<sup>2</sup> to enjoy the sun. In the attic we have the last 2 double bedrooms with their own shower room with w.c..

The chalet will be delivered in 2024 finished and ready to move into. During the planning and construction processes, you will have a choice of finishes including a color selection of the 60cm x 60cm tiles, kitchen worktops, bathroom finishes and more. to personalize it.

With the new construction comes the 10 year warranties and reduced notary fees of around 2.5% instead of 7.5%

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](http://georisques.gouv.fr).

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Beadrooms :5

Bathrooms :2

Surface area (m2) :135.13

Land area (m2) :312

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## PRESENTATION OF THE PROPERTY

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Price :1 330 000

Charges mensuelles :0.00

Situation :Morzine

Exposure :Sud

Year of construction :2024

Type of heating :Chauffage au gaz

## PARTS

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Number of main parts :6

Beadrooms :5

Bathrooms :2

Shower(s) :2

WC in bathroom(s) :3

Private WC :1

## MOVE

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Covered parking spots :1

Parking spaces :2

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