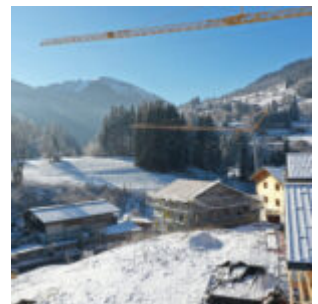




AGENCE
MY HOME
in the Alps

Domaine de l'Ardoise

Price : 670 000€



The Domaine de l'Ardoise is an exciting opportunity to buy a new chalet not far from the centre of Morzine. Located just 2km away and a few minutes walk to the nearest bus stop, this collection of

chalets and apartments are in a quiet area with mountain views and south facing.

Chalet H1 will be a charming 3 bedroom, semi-detached chalet with a small garden and 2 south facing terraces to eat out on. At a total of 88.78m² habitable space with a light and open plan living room and kitchen on the ground floor of 33.19m² leading out onto the 1st balcony measuring 11.94m². Also on the ground floor of H1 is a bathroom with a shower and toilet and a pantry / laundry room. It will be possible to install a wood burner at an extra charge. Upstairs on the first floor will be 3 double bedrooms all between 10m² – 11.30m². Including 2 bedrooms which lead out onto the second balcony of 5.47m². There are 2 bathrooms planned for this floor with a separate w.c.

The chalet will be delivered in 2024 finished and ready to move in. During the planning and building processes you'll have a choice of finishings to choose from including a colour selection of the 60cm x 60cm tiles, the kitchen worktops, the bathroom finishings etc to personalise it.

With the new build comes the 10 year guarantees and reduced notaire fees of approximately 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.

Beadrooms :3
Bathrooms :2
Surface area (m2) :88.78
Land area (m2) :24
Price :670 000€

PRESENTATION OF THE PROPERTY

Price :670 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :Sud
Year of construction :2024
Type of heating :Chauffage au gaz

PARTS

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

MOVE

Covered parking spots :1
Parking spaces :1

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