AGENCE
MY HOME
in the Alps

Brand-New Chalet for Sale

Price : 845 000€








Le Domaine de l'Ardoise offers an exciting opportunity to purchase a brand-new chalet just 2 km from the centre of Morzine. Ideally located within a short walk of the free shuttle bus, this attractive development of chalets and apartments enjoys a peaceful, south-facing setting with stunning mountain views.

This spacious four-bedroom triplex chalet offers 111.65 m² of living space, thoughtfully designed to combine comfort and practicality.

The ground floor comprises an entrance hall with built-in storage, a bright 34.78 m² open-plan living area featuring a fully equipped kitchen, dining area and lounge, with direct access to both a balcony and the private garden. This level also includes a shower room with WC.

The first floor offers three generously sized bedrooms, two of which benefit from direct access to a balcony. A family bathroom, an additional shower room and a separate WC complete this floor.

The top floor is dedicated to the fourth bedroom and an adjoining attic, providing valuable additional storage space.

Outside, the chalet enjoys two balconies measuring 11.20 m² and 4.12 m², as well as a private south-facing garden of 65.10 m², creating the perfect setting for outdoor dining or relaxing while taking in the surrounding mountain scenery.

As a brand-new property, the chalet benefits from a 10-year structural warranty (garantie décennale) and reduced notary fees of approximately 2.5%, compared with around 7.5% for a resale property, making it an attractive option for both primary residences and investment purchases.

Beadrooms :4
Bathrooms :3
Surface area (m2) :118.16
Price :845 000€

PRESENTATION OF THE PROPERTY

Price :845 000
Charges mensuelles :0.00
Situation :Morzine
Exposure :Sud
Meublé
Year of construction :2024
Type of heating :Chauffage au gaz

PARTS

Number of main parts :5
Beadrooms :4
Bathrooms :3
Shower(s) :1
WC in bathroom(s) :3
Private WC :1

MOVE

Covered parking spots :1
Parking spaces :1

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