

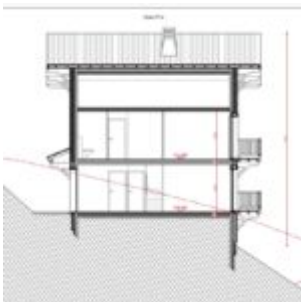


MY HOME  
IN THE ALPS

# Domaine de l'Ardoise

Price : 700 000€

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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 88.78m<sup>2</sup> habitable space with a light and open plan living room and kitchen on the ground floor of 33.19m<sup>2</sup> leading out onto the 1st balcony measuring 11.94m<sup>2</sup>. 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 10m<sup>2</sup> - 11.30m<sup>2</sup>. Including 2 bedrooms which lead out onto the second balcony of 5.47m<sup>2</sup>. 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. This property is offered to you by a commercial agent.

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Beadrooms :3

Bathrooms :2

Surface area (m2) :89

Land area (m2) :24

Chalets neuf

Frais notaires réduits

Price :700 000€

## PRESENTATION OF THE PROPERTY

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Price :700 000

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 :4

Beadrooms :3

Bathrooms :2

Shower(s) :1

WC dans salle de bain(s) :2

Private WC :1

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### MY HOME IN THE ALPS



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860, route des Bois Venants

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