LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



116-SQUARE-METER 3-BEDROOM DUPLEX APARTMENT WITH A BALCONY IN THE HEART OF MORZINE

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PROPERTY FACT FILE

REFERENCE	A45026JEH74
PRICE	€ 1,332,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	117 m²
LAND	8 m²
TOWN	Morzine
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	New Build
FEATURES	Less than 15 mins to ski

*Price based on current exchange rate which is subject to change





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- 150 meters from the ski lifts
- ski locker, basement, covered parking
- Pre-construction sale, 20% VAT refund available
- RT 2012 thermal regulations
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Imagine a charming village nestled in the heart of the French Alps, where the authentic mountain atmosphere blends perfectly with a wide range of year-round activities. Welcome to Morzine, a corner of paradise in Haute-Savoie, where this new residence in the heart of Morzine is currently under construction, offering unbeatable access to



DESCRIPTION

The residence consists of 19 apartments, ranging from one-bedroom to four-bedroom units. Exceptional comfort The development offers sought-after amenities, including a fitness center, covered parking, and individual storage units. The apartments feature meticulous finishes and high-quality materials, creating a cozy and welcoming atmosphere. The spacious bedrooms and multiple bathrooms ensure unparalleled comfort. Natural light and unique views The bright and spacious apartments feature large balconies where residents can enjoy sunny days, unobstructed views of the village, and a magnificent mountain panorama featuring the peaks of Ressachaux and Nantaux.



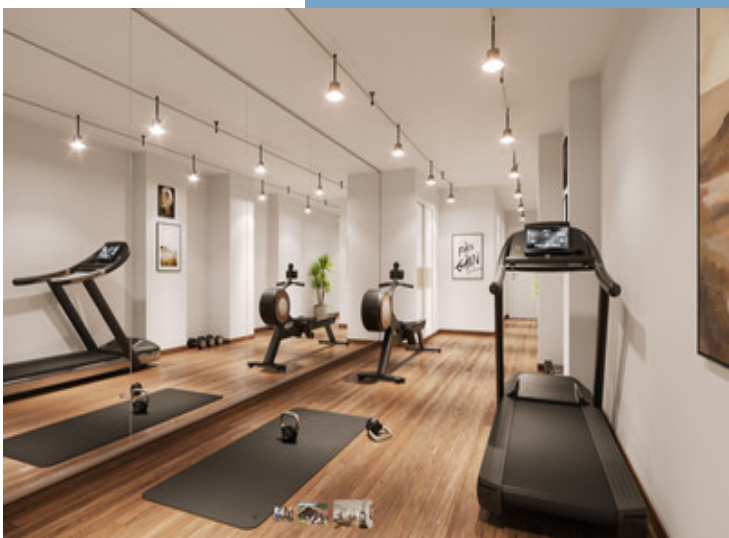
Amenities and security
- Secure parking and storage units.
- Elevator to the basement.
- Access to the lobby via video intercom and keypad.

The developer is committed to reducing the carbon footprint of its housing, improving the energy efficiency of its new buildings, and enhancing occupant comfort by complying with the RT 2012 thermal regulations.

For those seeking a rental investment, these apartments offer enormous potential thanks to their exclusive location in the center of Morzine. Buyers can recover the 20% VAT under a rental scheme.

Living area 117 m²:

Laundry room 3.62
Walk-in closet 10.02
Bedroom 1 11.48
Bedroom 2 10.08
Kitchen/living room 39.93
Entrance 6.42
Master bedroom 12.77
Bathroom 3.27
Bathroom 4.40
Toilet 1.36
Toilet 1.58



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45026JEH74

COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A45026JEH74

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