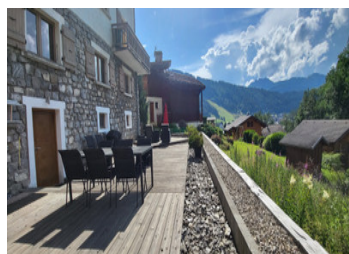
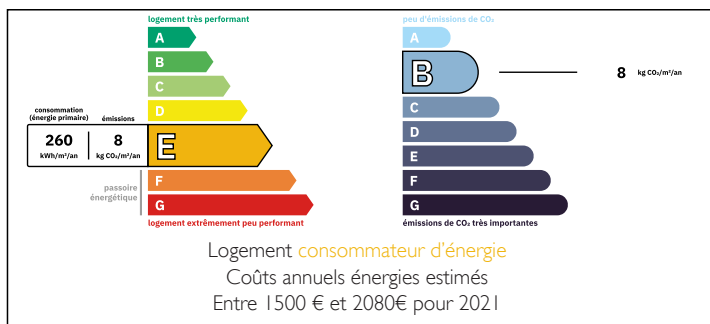


Wow factor - this superb apartment has it all in one beautifully presented package.



ENERGY - DPE



INFORMATION

Town:	La Côte-d'Arbroz
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	95 m2
Outside Space:	350 m2

IN BRIEF

A must see - we recommend an early viewing!!
This immaculate apartment offers 3 double bedrooms and 2 beautiful modern bathrooms, one with bath.

The open plan living room is spacious and filled with light from windows on 3 sides. It links to a contemporary well designed and equipped kitchen with a central island and breakfast bar.

A large utility/multipurpose room offers space which could be used for a gym, office, cinema room, play area.

A huge terrace offers areas for BBQs, lounging, space for a hot tub, all with amazing views on the surrounding mountains and the ski pistes.

There is also a large mature garden with lawns and trees.

The apartment is set within an attractive stone built traditional Morzinois house, which has seen extensive renovation with new electrics, new plumbing, and completely refitted throughout.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The Navette bus stops just a few metres outside the apartment and it's a 5 minute bus ride to the main ski lifts (Pleney/Prodains). And just a 5 minute walk to the local bars, restaurants, cafes and amenities.

From the private parking spaces to the front of the property, the main door gives access to a communal hall, shared with only one other apartment.

An internal front door leads directly into the apartment, to an open hallway, ideal for storing outdoor coats, shoes etc..

This hallway leads into the main living room, which has a spacious seating / dining area with views to the west, towards the Pleney ski slopes and Morzine valley, with French doors to a wrap -around balcony. The kitchen too forms part of the open plan living space. It is modern and attractive, well equipped with integrated appliances and offers plenty of storage cupboards and drawers; the island provides additional units as well as a very convivial breakfast bar.

Also leading off the hallway are 2 generous sized double bedrooms, both with integrated storage, and a beautifully tiled bathroom with bath and separate shower.

Stairs lead down a level to a multipurpose room - one of those spaces you'll use to fit your lifestyle! Currently it serves as a laundry room, gym, office, but would also make an ideal kids' playroom / tv room - even extra sleeping space.

Down one further level you come to another bedroom, which can sleep 3 people,...