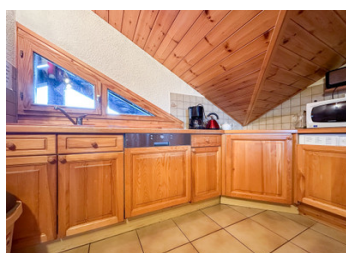
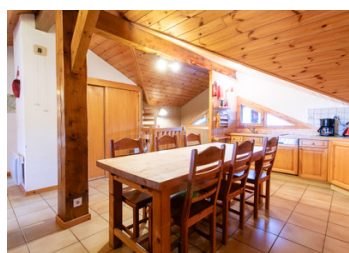
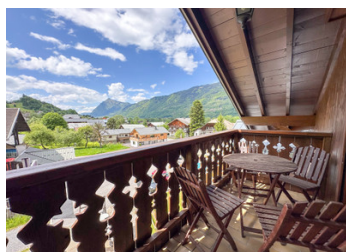
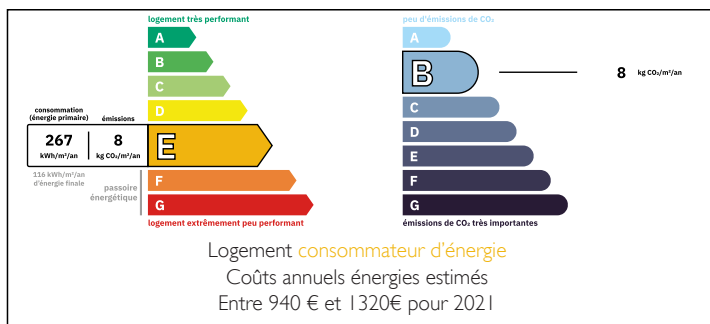


Spacious 3 bedroom apartment beside the ski lift for easy access to the Grand Massif + private garage space

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	80 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>

## IN BRIEF

NB Offer recently accepted.

This spacious top floor apartment stands out among others in the building. It boasts a great location overlooking the telecabine and features a west-facing balcony, perfect for enjoying sunset views of the surrounding mountains.

Summary:

- Stairs from the entrance leading up to kitchen/dining area
- Lounge leading to west-facing balcony
- Large bedroom (1) with 3 single beds and ensuite shower room/wc
- Bunk bedroom (2)
- Double bedroom (3)  
(all with storage cupboards)
- Large bathroom and separate wc
- Electric heating

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.

Bleu.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France. Additionally, private parking space in the garage.

Floorspace : 80 sq m in total plus balcony of 4 sq m.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This 3 bedroom top floor apartment is located in the Edelweiss des Neiges residence which was constructed 1988. The residence has been well-maintained by the property management company and the communal areas are in excellent condition.

- Facade renewed and re-painted in 2021
- New zinc roof recently.

\*Don't miss the EyeSpy 360° tour\*

Morillon is a traditional village and ski resort which is part of the Grand Massif ski domain and its 265km of pistes. The domain consists of Samoens, Les Carroz, Flaine and of course Morillon. With a top station of 2500 metres and mostly north-facing slopes, this is one of the Haute-Savoie's most snow-sure ski domains.

Morillon centre – 350 m

Lac Bleu – with all its amenities – 800 m

Samoens – 4 km

Geneva – 50 km

The Giffre valley is just as popular in summer with numerous activities and festivals. Check out the Morillon and Samoens tourist sites for more details. Increasingly, the valley is becoming a year-round destination.

Contact us for more details.

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