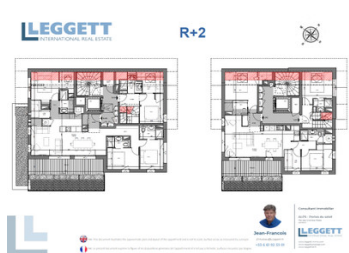
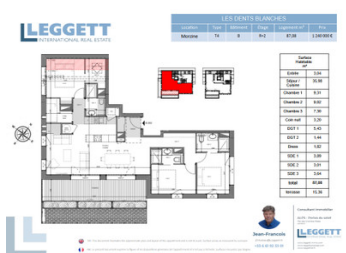


Morzine, new development, 4-room 87.08 sq. m apartment on 2nd floor, cellar, ski locker and parking space.



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	87.08 m2
Outside Space:	15 m2

## IN BRIEF

Imagine an enchanting village nestled in the heart of the French Alps, where the authenticity of the mountains blends harmoniously with a variety of year-round activities. Welcome to Morzine, a corner of paradise in Haute-Savoie. This is where you'll find this new residence currently under construction.

This 87.08 m<sup>2</sup> flat is located on the 2nd floor and faces south-east/south-west. It comprises a 15.36 m<sup>2</sup> balcony, an entrance hall with a hallway leading to a 35.98 m<sup>2</sup> living room with open-plan kitchen, three bedrooms, a cabin bedroom and three bathrooms with WC.

Located just a few minutes' walk from the centre of Morzine and close to a free bus stop. The flats are due for completion in the second quarter of 2025. Comprising 14 flats in two separate buildings,

Each flat has a cellar, ski locker and outdoor parking space....

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 residence comprises 14 flats, with 6 located in Chalet A and 8 in Chalet B, ranging from T1 to T5. All flats will offer bespoke finishes to meet customers' requirements. Designed to maximise modern comfort, each flat has large living areas and a spacious balcony or terrace. A team of architects and interior designers is on hand to assist buyers, offering a wide range of top-of-the-range finishes to personalise each space to suit individual tastes.

For those looking for a rental investment, these flats offer huge potential thanks to their exclusive location in the centre of Morzine. Buyers can reclaim the 20% VAT on a pure rental scheme.

Morzine nestles in a mountain setting, between forests and peaks, easily accessible to visitors from all over the world. Situated halfway between Mont Blanc and Lake Geneva, at an altitude of 1000 metres, the warm welcome from the locals and the friendly atmosphere make this village an instant home from home. Each season reveals its own unique and captivating wonders. Authentic Morzine, with its wooden chalets and typical slate roofs, sits alongside its visionary neighbour Avoriaz, perched a little higher up.

This ski resort is part of the Portes du Soleil, one of the largest ski areas in the world. With 600km of pistes spread over 12 resorts between France and Switzerland, the area offers endless variety for skiers of all abilities. In summer, Morzine becomes a paradise for mountain bikers. The area...