

Large 2 bedroom duplex apartment in a wooded setting close to amenities, Morillon, Grand Massif.

EXCLUSIVE



## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	85 m <sup>2</sup>
Outside Space:	30 m <sup>2</sup>

## IN BRIEF

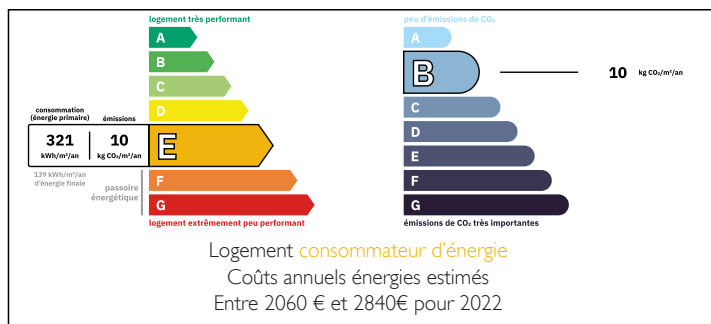
This spacious 2 bedroom duplex apartment, with a private entrance, offers an impressive 85 sq m of floor space, plus garage space and private garden area.

Situated in a traditional Savoyard chalet, constructed in 2008, this delightful apartment presents an excellent opportunity to own a high-quality residence conveniently located near the centre of Morillon village.

Benefitting from the proximity to the ski bus stop, the apartment offers the potential for excellent rental income.

\*Great location to access the Grand Massif ski domain and the beautiful Giffre Valley. This includes the charming village of Samoëns\*

## ENERGY - DPE

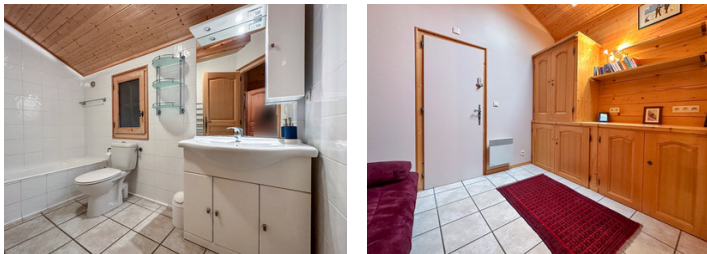


## Summary

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.

The chalet consists of just 2 apartments, both of which are



## DESCRIPTION

The apartment is located in the pretty village of Morillon in the Giffre Valley.

### Highlights

- Near the village centre with shops, bakery and restaurants
- Ski bus stop nearby & 650m to the ski lift
- Tranquil living on the edge of a forest

### THE AREA

Local amenities are all within walking distance of the chalet. The ski bus stop is nearby and the bus takes just a few minutes to reach the telecabine for access to Morillon Les Esserts and the impressive Grand Massif ski domain.

Morillon forms part of the Grand Massif ski area and its 265 km of pistes. It is increasingly popular with both French and foreign visitors. The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The area's accessibility, sunny orientation and natural beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and lovers of all kinds of Alpine activities.

From the apartment, you can walk to the leisure base at Lac Bleu - where you'll find a swimming lake, tree top rope trail, crazy golf, tennis courts and rafting, a restaurant/bar and access to walks along the Giffre river.

Geneva airport is just 50 km away.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES