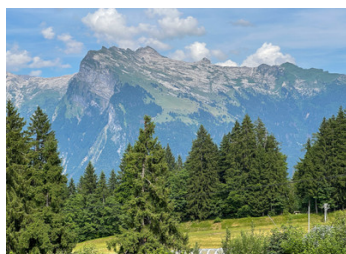
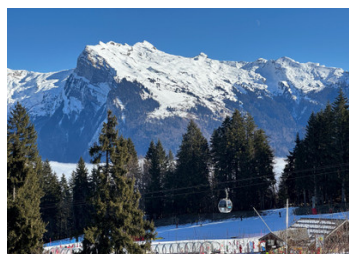
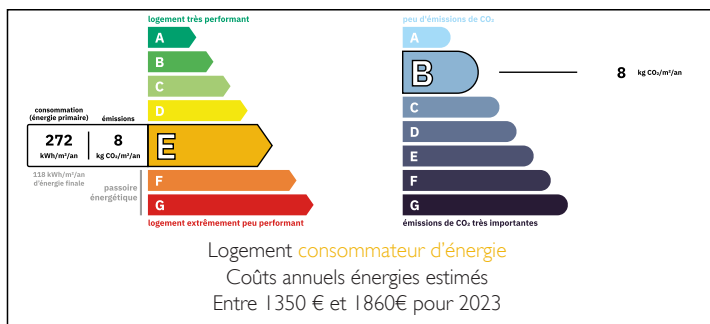


3 bedroom ski in ski out apartment with stunning views of the Criou and surrounding mountains in Les Esserts

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	61.5 m2
Outside Space:	11 m2

IN BRIEF

Located in the popular Jardin Alpin residence at Morillon Les Esserts, this charming 2nd floor apartment boasts breathtaking mountain views from both the lounge and balcony.

Easy access to the Grand Massif ski area which also includes Flaine, Samoens and Les Carroz

Built to high standards, the residence offers a premium ski-in/ski-out experience, ensuring ultimate convenience for winter (and summer) sports enthusiasts. Additionally, the private garage space is a valuable asset, particularly during peak holiday periods when parking is in high demand.

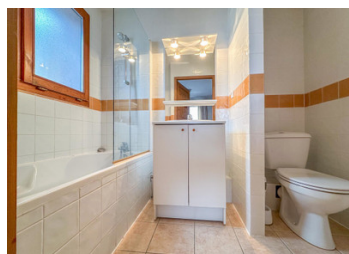
Summary

- Entrance with cupboards leading to open plan kitchen/dining and lounge
- Northeast facing terrace with stunning views

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.

1 hour to Geneva



LOCAL TAXES

Taxe foncière: 729 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The pretty ski station of Morillon Les Esserts, which is surrounded by pine forest, is part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Les Carroz, Samoëns, Morillon and Sixt Fer à Cheval. With a high point of 2500 metres, mostly north-facing slopes, and close proximity to Mt Blanc and the microclimate it generates, this is one of France's most snow-sure ski areas. All the slopes at Morillon are north-facing so they keep their snow well. The resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif. It's also possible to ski down to Morillon village when conditions are favourable.

Morillon Les Esserts has several restaurants and bars and is located above the village of Morillon - accessible by road or by the village gondola.

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Vallée du Giffre is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Exciting new plans for summer activities at Les Esserts

Contact us for more details.

Co-owned building of 86 units
Provisional annual charges: 4134€

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