

Charming two level studio apartment in the heart of Morillon for access to the Grand Massif



## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

## IN BRIEF

Ideally located apartment near the centre of Morillon, just steps away from shops, restaurants and all amenities.

1st level (21 sq m): The bright main living area features a fully equipped kitchenette and large double-glazed windows. Automatic roller shutters add both comfort and convenience. Access to a terrace area which is part of the copropriete.

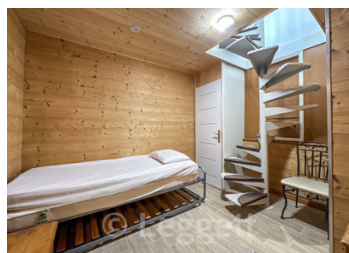
Lower level (14 sq m unofficial): Downstairs is currently laid out with a cosy bedroom (with space for a double bed), a modern shower room, and a laundry area.

Perfect as a first home or a rental investment.

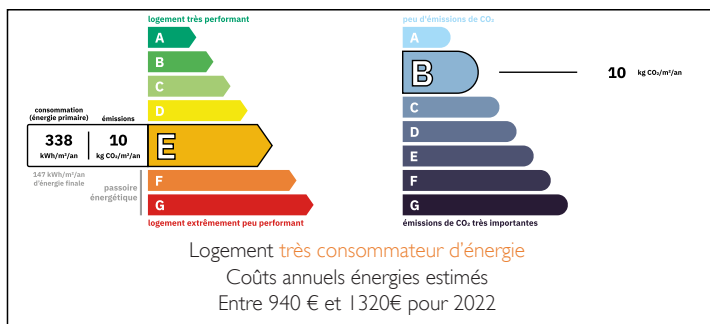
Highlights

- Near the village centre with bakery and restaurants
- Ski bus stop opposite & 600m to the ski lift
- Fully modernised throughout

The property was formerly a shop and is currently being reclassified by the Mairie as a residential studio



## ENERGY - DPE



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 foncière: 207 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Local amenities are all within walking distance of this bright duplex apartment. The ski bus stop is opposite 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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Co-owned building of 2 units

Provisional annual charges: 1200€

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