

Two bedroom ski-in ski-out apartment + bunk bed area, Morillon Les Esserts, Grand Massif (Geneva: 1 hour)

EXCLUSIVE



## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	64 m <sup>2</sup>
Outside Space:	8 m <sup>2</sup>

## IN BRIEF

This impressive apartment overlooks the pistes at Morillon Les Esserts and is just 30 metres from the ski lifts, with access to Flaine.

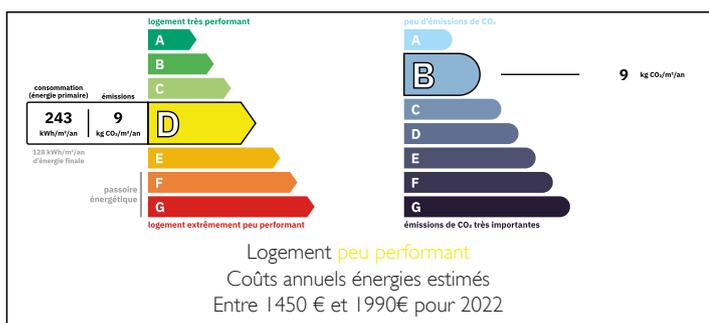
The apartment is accessed by road or telecabine from the lower village of Morillon. It's very much a family ski station with a good selection of restaurants and bars to choose from.

### Summary

- Entrance corridor
- Large open plan living/kitchen and dining area
- South-east facing balcony
- 2 double bedrooms, one with ensuite shower/wc,
- Bathroom
- WC,
- 'Coin montagne' bunk bed area

Plus: large storage cupboard & ski locker

## ENERGY - DPE



(Note, the apartment was originally designed with 3

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.

- Large open plan...



## DESCRIPTION

This 2 bedroom ski in ski out apartment is located in the pretty ski station of Les Esserts, surrounded by pine forest, and part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt-Fer-à-Cheval. The Grand Massif has a high point of 2500 metres.

**\*\*Recent investment in new ski lifts\*\***

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.

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 Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Nearby attractions

Morillon village and leisure space at Lac Bleu (10 minutes drive)

The pretty medieval village of Samoëns (15 minutes)

Annecy (1 hour)

Geneva (1 hour)

Contact us for more photos and details.

Taxe fonciere: 642 Euros

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Co-owned building of 180 units

Provisional annual charges: 1616€

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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