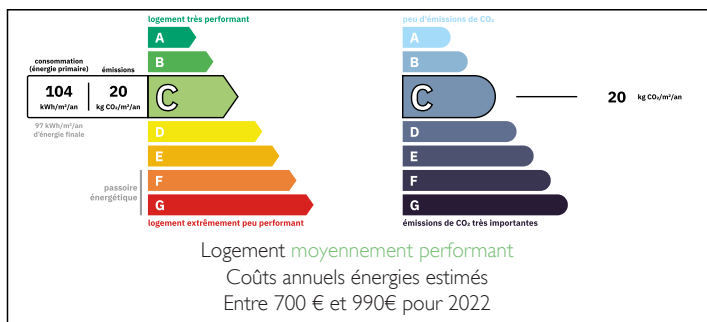


Stylish 3-bedroom duplex apartment within walking distance of amenities, Morillon for the Grand Massif.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	75 m2
Outside Space:	13 m2

IN BRIEF

NB Offer recently accepted

This impressive south-facing duplex apartment is presented in excellent condition throughout and still feels relatively new. Ideally located, it is just a short walk from the village centre and the leisure facilities at Lac Bleu. The ski bus stop is directly opposite the apartment, and the ski lift—providing access to the entire Grand Massif ski area—is only 700 m away on foot.

Located on the middle and top floor of the building:

1st floor:

Entrance hallway with a practical storage cupboard.

2nd floor:

A long hallway leading to 3 double bedrooms, a separate WC, and a spacious bathroom featuring both a bath and a separate shower, with space for a

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.



DESCRIPTION

This 3 bedroom duplex apartment is located in the pretty village of Morillon which forms 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 offers an impressive 265 km of pistes with a top station at 2500 m.

The ski 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.

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

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 (The pretty medieval village of Samoëns (4.5 km)
Annecy/Geneva (70 km)

Co pro charges: 2200 Euros p/a (including cold water)

Contact us for more photos and details.

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