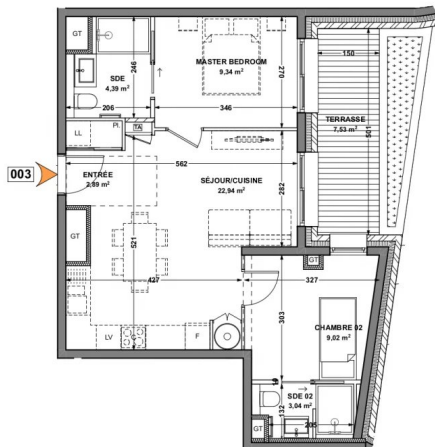


PLAN DE COMMERCIALISATION
06/02/2025



TA Tableau d'abonné

m² Les surfaces des pièces comprennent les placards

0 1m 2m 3m 4m 5m

Echelle : 1:75

NOTA : Des modifications pourront être apportées au plan avant les nécessités techniques et administratives rencontrées lors de la réalisation. Les surfaces indiquées et les côtes sont approximatives. Les dimensions libres, les équipements, la position des botes, les seuils, les cages, les rebordées, les soffes et faux plafonds, les plantations...peuvent évoluer ils sont figurés à titre indicatif et ne sont pas contractuels.

RÉSIDENCE
**L'HÉRITAGE
MORZINE**



848, avenue de Joux Plane - La Cruzaz - 74110 Morzine

N°	Type	Niveau
003	T3	RDC BAS

LOGEMENT	
CHAMBRE 02	9,02
ENTREE	2,89
MASTER BEDROOM	9,34
SDE	4,39
SDE 02	3,04
SEJOURCUIRINE	22,94
	51,62 m²
EXTÉRIEURS	
TERRASSE	7,53
	7,53 m²



MAÎTRE D'OUVRAGE
villes & villages
créations

Exclusive Opportunity: Prime apartments in the centre of Morzine

Price : 535 500 €

Reference Heritage - A003

Morzine

Apartment

Bedrooms 2

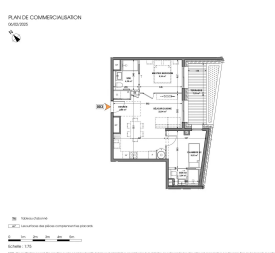
Bathrooms 1

Habitable Area 51.62 m²

Description

Exclusive Opportunity: Prime apartments in the centre of Morzine Imagine waking up to the crisp Alpine air, breathtaking mountain vistas, and the vibrant charm of Morzine at your doorstep. Welcome to your future luxury residence—a brand-new build, meticulously designed to combine the pinnacle of modern elegance with the timeless allure of this iconic mountain town. Prime Location Nestled in the heart of Morzine, this residence offers unmatched convenience and accessibility. You'll be just steps away from world-class ski slopes, bustling markets, gourmet dining, and a lively après-ski scene. Whether it's winter sports, summer hikes, or simply soaking in the ambiance of a quintessential Alpine village, your home is the perfect starting

point. The residence is positioned equidistant from both Pleney and Super Morzine cable cars (3 minute walk to each) allowing swift access into the mountains during summer and winter. Apartment 003 is located on the ground floor and will consist of 2 bedrooms, a living room/kitchen of 22m² and two bathrooms for a total area of 51.62m². The living room also has a pretty 6m² terrace facing South-East allowing you to enjoy the sun. There are a number of apartments available in the residence from 1 to 5 bedrooms. Penthouses have extensive terrace areas with panoramic views. All apartments come with great outdoor space and good sized open plan areas. Each apartment has its own air source heat pump which will make this a far more efficient system. You will be able to control your apartment individually without any reliance on a central system at the behest of a management company. Take back control and you will also control your costs. Exceptional Interiors Internal finishes are all high end but you will be able to provide your own personal stamp on the property. Choices of finishes are available to all purchasers. Private Amenities This residence offers an exclusive fitness area in which to keep on top of your Strava stats during your holiday! An Investment in Lifestyle and Value Whether you're seeking a year-round residence, a holiday retreat, or a lucrative rental opportunity, this property delivers unparalleled value. Your Alpine Haven Awaits Opportunities like this are rare. Morzine's reputation as a premier destination ensures strong rental demand and consistent returns, making this not just a home but an investment in a lifestyle of exclusivity and ease. Please do not hesitate to contact us for more information or to arrange a viewing at Morzine Immobilier on contact@morzine-immo.com



Logement économe		Logement
≤ 50	A	En attente du diagnostic
51 à 90	B	
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	
Logement économe		

Important Notice

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(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise

(2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.

(3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.

(4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.