



## **New concept of pedestrianised village in Morzine. Wide selection of apartments at great prices**

**Price : 430 000 €**

**Reference ESTIVE E001**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 1**

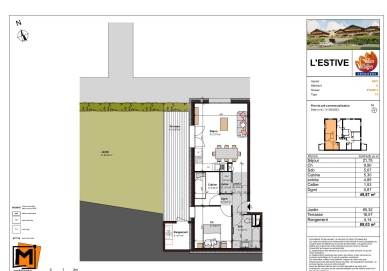
**Habitable Area 49.87 m<sup>2</sup>**

### **Description**

New concept of pedestrianised village in Morzine. Wide selection of apartments at great prices The Estive development brings a new concept to Morzine. A car free environment in which to live, work and play. Smaller individual residences with spacious pedestrianised pathways between each, all linking back to the secure underground parking area. The area is a very sunny part of Morzine with fabulous views of the mountains. Estive is within a 20 minute walk to the centre of Morzine. There are also 2 bus routes which provide quick and easy access to the ski lifts during the winter. The bus stop is right outside the development. A fabulous bakery is just a 1 minute walk. There is a selection of apartments available at great prices within the development so please contact us for more information on other similar apartments. The Estive development is brought to us by a reliable and reputable developer which we have the pleasure of working with. This apartment, E001, is a one bedroom

plus cabin room apartment. The plan is attached for you to look at. It is located on the ground floor and features an open plan kitchen/living and dining area, one double bedroom, a bunk room and a bathroom for a total surface of 49,87 sqm. In addition, this apartment has a large terrace of 18.57 sqm and a huge garden of 65.32 sqm. The property also offers a parking space and a storage area. The additional advantages of purchasing a new build apartment include:

- Reduced notary fees (2.2%)
- Wet underfloor heating system with an air source heat pump.
- Sold with 10 year building guarantees
- Optimal thermal and acoustic insulation
- Lower energy consumption
- Opportunity to recover the VAT (20%) For more information, please don't hesitate to get in touch with us at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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 énergivore	

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