



## **PRIME location – Outstanding new build 2 bedroom plus 1 bunk room apartment in the centre of Morzine**

**Price : 725 000 €**

**Reference B401**

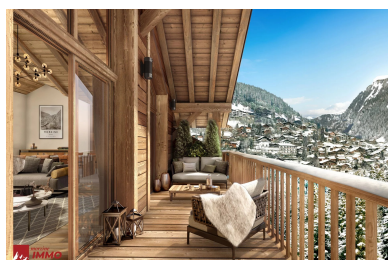
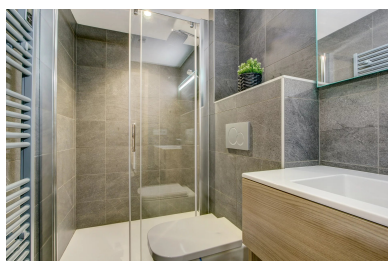
**Morzine**  
**Apartment**  
**Bedrooms 2**  
**Bathrooms 2**  
**Habitable Area 73.74 m<sup>2</sup>**

### **Description**

PRIME location - Outstanding new build 2 bedrooms plus 1 bunk room apartment in the centre of Morzine Les Gourmets, is a high-end residence situated in the centre of Morzine with mountain DNA and contemporary lines. This new residence will be built on three levels, each serving apartments from 1 to 5 bedrooms. Apartment B401 on the first floor features an open plan



kitchen, living and dining area, two bedrooms, a bunk room and two bathrooms, with a total area of 73.74 sqm. Each apartment is designed to maximise modern comforts with large living areas and a spacious balcony or terrace. The architecture will respect mountain tradition with a modern edge. The exterior will be clad in aged larch wood and stone. There are a wide range of high quality finishes and design aspects that each purchaser can choose to add their own personal touch and individuality to the apartment. A parking space, a private cellar and a ski boot room are also included in the price. For those seeking a rental return, these apartments will perform exceptionally well given their prime location in the centre of Morzine. Purchasers can reclaim 20% of the purchase price shown below through the VAT scheme. We would be happy to discuss this further with you. Photos are an example from a previous development. For more information, don't hesitate to get in touch with us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com) 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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