



## Stunning duplex 4-bedroom apartment in Essert-Romand

**Price : 697 000 €**

**Reference CDC - A101**

**Essert-Romand**

**Apartment**

**Bedrooms 3**

**Bathrooms 3**

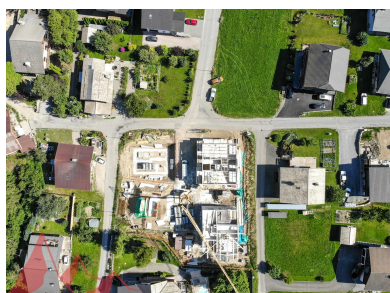
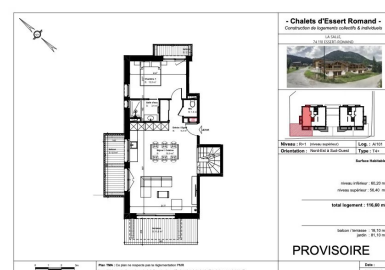
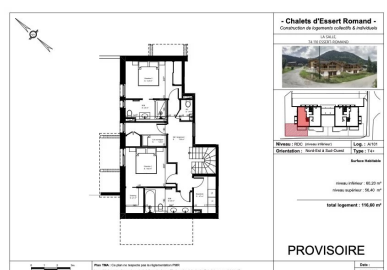
**Habitable Area 116.6 m<sup>2</sup>**

### Description

Stunning duplex 4-bedroom apartment in Essert-Romand, close to Morzine. LE CLOS DES CIMES is a stunning new build project composed of 2 residences of 4 apartments ranging from 2 to 4 bedrooms and 2 individual chalets. Currently being built to very high standards by a renowned developer. This new development is located in the heart of Essert-Romand, a beautiful little village just 2 km from Morzine. This location is ideal for its calm, sunny exposure and close proximity. The development is just a couple of minutes' walk from the delightful restaurant and bus stop allowing access into Morzine. The internal architecture with fabulous living areas have been the focal point of these apartments and chalets. The developer has chosen great finishes to each individual area using both traditional and modern choices. All flats are sold turnkey, including kitchens, fully equipped bathrooms, tiled floors, wooden floors, etc. The properties all benefit a balcony or terrace, two parking spaces, a large cave and a ski locker. The A101 duplex apartment on the ground and first floor offers 3 double bedrooms, a bunk room, 3 bathrooms, a large living room/kitchen of 34 sqm and a large terrace. For those seeking a rental return, these apartments will perform exceptionally well given their location. Purchasers can reclaim 20% of the purchase price shown below through the VAT scheme. We would be happy to discuss this further with you. Superb opportunity to benefit from reduced



notary fees with a delivery date in the next few weeks ! For more information, don't hesitate to get in touch with us at contact@morzine-immo.com The natural geographic risks that the property is exposed to can be found on the website 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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