



Superb T3 + Cabin Apartment in Morzine

Price : 596 500 €

Reference ESTIVE C001

Morzine

Apartment

Bedrooms 2

Bathrooms 1

Habitable Area 70.44 m²

Description

Superb T3 + Cabin Apartment in Morzine Located in Morzine, this location offers tranquility and breathtaking mountain views, while providing quick and easy access to all amenities! Apartment C001 is located on the ground floor of a collective chalet with 6 units and will consist of two separate bedrooms, a sleeping alcove (cabine), a spacious living room/kitchen of 24m², a bathroom, and a separate WC, for a total surface area of 92.02m². The living area also features a large private terrace of 15m², ideal for a primary residence to enjoy the garden. This high-end apartment will benefit from top-quality equipment and finishes. This apartment also features a 6m² storage space and an indoor parking spot. You can personalize your apartment

according to an available finishes catalog and create your apartment to your taste. Features include: Reduced notary fees (2.2%) VAT recovery (20%) Underfloor heating with individual heat pump Sold with ten-year construction guarantees Optimal thermal and acoustic insulation Low energy consumption Indoor parking space Please note: the photos are intended to demonstrate the quality and construction style of the developer's previous projects. The property is covered by the co-ownership regulations. A rare opportunity to buy into this project. Please contact us with details of your requirements, and we will offer you apartments matching your criteria. Information on the risks to which this property is exposed is available on the Géorisques website: <http://www.georisques.gouv.fr> L'Estive in Morzine (74) New apartments in a human-sized residence in Morzine. Wide choice of apartments at attractive prices. New project to be built, composed of 8 collective chalets, each comprising 6 apartments from 1 to 4 bedrooms, and 4 semi-detached chalets. Residence built according to environmental standards rarely achieved in our resort, with an architecture that respects the traditional codes of the region, while including a touch of modernity: private heat pump per apartment, pedestrian path, green spaces... Because the location of a real estate purchase is one of the main factors, this project is located in Morzine, an ideal location for its tranquility, sunshine, and proximity to the center. Two bus lines provide quick and easy access to the ski lifts. The bus stop is just outside the residence. All apartments will feature a state-of-the-art individual heat pump system. Each apartment will have the possibility of bespoke finishes to meet our clients' requirements. Each apartment is designed to maximize modern comfort with large living spaces and a spacious balcony or terrace, a garage and/or a secure indoor parking space. Features include: Reduced acquisition costs VAT recovery (20%) possible Underfloor heating with individual heat pump per apartment Construction and completion guarantees Optimal thermal and acoustic insulation Low energy consumption For more information, please do not hesitate to contact us at Morzine Immo. Information on the natural geographical risks to which the property is exposed can be consulted on the website www.georisques.gouv.fr. For more information, please do not hesitate to contact us at Morzine Immo.





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	

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (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.