



## Superb T5 Duplex Apartment in Morzine

**Price : 821 500 €**

**Reference ESTIVE I001**

**Morzine**

**Apartment**

**Bedrooms 4**

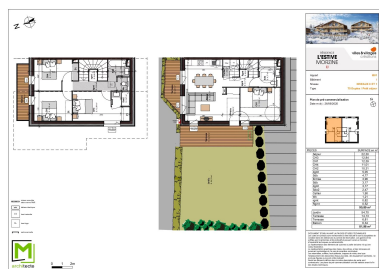
**Bathrooms 1**

**Habitable Area 95.89 m<sup>2</sup>**

### Description

Superb T5 Duplex Apartment in Morzine Located in Morzine, this location offers tranquility and breathtaking mountain views, while providing quick and easy access to all amenities! Apartment I001 is located on the first floor of a collective chalet with 6 units and will consist of four separate bedrooms, a spacious living room/kitchen of 22m<sup>2</sup>, three bathrooms, and a separate WC, for a total surface area of 177.87m<sup>2</sup>. The living area also features a 6m<sup>2</sup> balcony, two terraces of 6m<sup>2</sup> and 14m<sup>2</sup>, and, most

notably, a private lawned garden of 54m<sup>2</sup>, ideal for relaxing after active days. This high-end apartment will benefit from top-quality equipment and finishes. This apartment also includes an indoor parking space. 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](http://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	

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