



Magnificent new duplex apartment with bedrooms, in a new high-end residence under construction in the heart of Morzine.

Price : 678 000 €

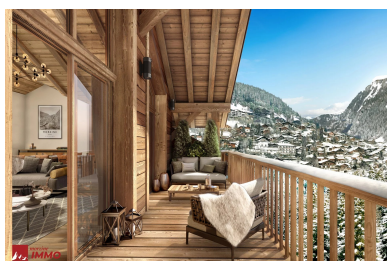
Reference C403

**Morzine
Apartment
Bedrooms 2
Bathrooms 2
Habitable Area 93 m²**

Description

Magnificent new duplex apartment with bedrooms, in a new high-end residence under construction in the heart of Morzine. Les Gourmets is a high-end residence located in the heart of the village of Morzine, featuring mountain DNA and contemporary lines. Shops are 50 meters away, and the ski lifts are 150 meters away! This new residence will be built on three

levels, each serving apartments ranging from 1 to 5 bedrooms. Apartment C403, spread over two floors, will consist of two bedrooms and two bathrooms, for a total area of 93m². The design of this luxury residence makes the comfort of its occupants a priority; all apartments will have large living areas and balconies or terraces. The architecture will combine both the traditional codes of the region—with exteriors composed of wood and stone—and contemporary design, resulting in a building with a unique character. A wide choice of quality materials and equipment will be made available to future residents to design the interior of their dreams. A secure parking space, cellar (storage room), and ski locker are included in the sale price. As the exclusive and historical seller, the price presented is the developer's price! For those looking for a rental investment, these apartments have enormous potential thanks to their exclusive location right in the center of Morzine. Buyers can recover the 20% VAT under a pure rental scheme. We will be happy to provide you with information on the rental potential of the apartments. The photos are an example of a previous development. For more information, contact 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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