



## New concept of pedestrianised village in Morzine. Wide selection of apartments at great prices

Price : 840 000 €

Reference ESTIVE J001

Morzine

Chalet

Bedrooms 4

Bathrooms 2

Habitable Area 97.53 m<sup>2</sup>

### Description

New concept of pedestrianised village in Morzine. Wide selection of apartments at great prices The Estive development brings a new concept to Morzine. A car free environment in which to live, work and play. Smaller individual residences with spacious pedestrianised pathways between each, all linking back to the secure underground parking area. The area is a very sunny part of Morzine with fabulous views of the mountains. Estive is within a 20 minute walk to the centre of Morzine. There are also 2 bus routes which provide quick and easy access to the ski lifts during the winter. The bus stop is right outside the development. A fabulous bakery is just a 1 minute walk. There is a selection of apartments available at great prices within the development so please contact us for more information on other similar apartments. The Estive development is brought to us by a reliable and reputable developer which we have the pleasure of working with. Chalet J001 is spread over two levels. The

ground floor will have a large open plan living/kitchen and dining area, one bedroom, a WC and a cellar. This level features a terrace and a private garden area. The first floor consists of three large bedrooms, two bathrooms, and a WC. The property also offers a parking space and a storage area. The additional advantages of purchasing a new build apartment include:

- Reduced notary fees (2.2%)
  - Wet underfloor heating system with an air source heat pump
  - Sold with 10 year building guarantees
  - Optimal thermal and acoustic insulation
  - Lower energy consumption
- Opportunity to recover the VAT (20%) For more information, please don't hesitate to get in touch with us at Morzine Immobilier. 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	

## Important Notice

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