



## **PRIME central location in Morzine – New build 2 bedroom**

**Price : 678 000 €**

**Reference A204**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

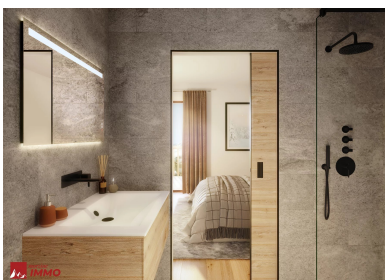
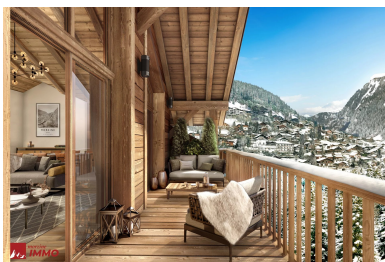
**Habitable Area 54.48 m<sup>2</sup>**

### **Description**

PRIME central location in Morzine - New build 2 bedroom Outstanding 2 bedroom in the centre of town with ski lifts, shops and restaurants on your doorstep. Les Gourmets, is a high-end residence situated in the centre of Morzine with mountain DNA and contemporary lines. This new residence will be built on three levels, each serving apartments from 1 to 5 bedrooms. Apartment A204 on the second floor will offer two bedrooms and two bathrooms for a total area of 54,48 sqm. Each apartment is designed to maximise modern comforts with large living areas and a spacious balcony or terrace. The architecture will respect mountain tradition with a modern edge. The exterior will be clad in aged larch wood and stone. There are a wide range of high quality finishes and design aspects that each purchaser can choose to add their own personal touch and individuality to the apartment. A parking space, a private cellar and a ski boot room are also included in the price. For those



seeking a rental return, these apartments will perform exceptionally well given their prime location in the centre of Morzine. Purchasers can reclaim 20% of the purchase price shown below through the VAT scheme. We would be happy to discuss this further with you. For more information, don't hesitate to get in touch with us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com) 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		

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