



## **PRIME Location – New build 2 bedroom apartment in the centre of Morzine**

**Price : 539 000 €**

**Reference A001**

**Morzine  
Apartment  
Bedrooms 1  
Bathrooms 1  
Habitable Area 54.65 m<sup>2</sup>**

### **Description**

PRIME Location - New build 2 bedroom apartment in the centre of Morzine 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 A001 on the ground floor will offer one bedroom, a bunk room and one bathroom for a total area of 54.65 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. 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

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.