



## **SKI IN SKI OUT – 3 bedroom apartment in Chalet l’Aubergade – the best location in Morzine**

**Price : 948 000 €**

**Reference Aubergade - 201**

**Morzine**

**Apartment**

**Bedrooms 3**

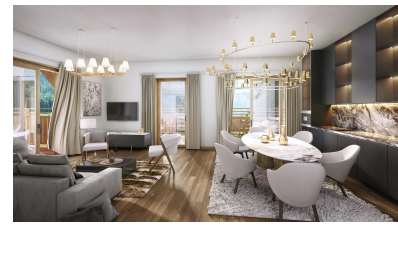
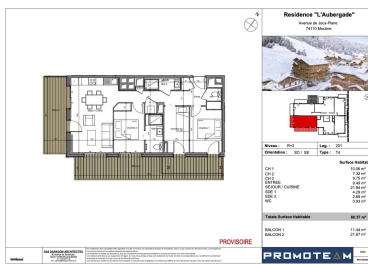
**Bathrooms 2**

**Habitable Area 67.46 m<sup>2</sup>**

### **Description**

SKI IN SKI OUT - 3 bedroom apartment in Chalet l'Aubergade - The best location in Morzine Chalet l'Aubergade is a high-end residence situated at the foot of the Pleney ski slope in the centre of Morzine. This new residence will be built on five levels, each serving apartments from 1 to 5 bedrooms. Apartment 201 on the second floor offers an open-plan living, kitchen, and dining area, two double bedrooms, one single room, two bathrooms, and two large balconies. The total area of the apartment is 67.46 sqm. Each apartment has a spacious balcony or terrace and comfortable living areas, designed to maximize modern luxuries while respecting mountain tradition with a modern edge, featuring exterior cladding in aged larch wood and stone. Each purchaser can choose from a wide range of high-quality finishes and design aspects to add their personal touch and individuality to the apartment. A parking space, and a ski boot room are also included in the price. If

you're looking for a rental property investment, these apartments are an excellent choice due to their fantastic location in the heart of Morzine, with direct access to the ski slopes. You can also take advantage of the VAT scheme and reclaim 20% of the purchase price shown below. If you're interested, we would be delighted to talk to you in more detail about this opportunity. For more information, don't hesitate to get in touch with us at MORZINE IMMO. 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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