



## **SKI IN SKI OUT – One bedroom plus bunk room apartment in Chalet l'Aubergade – the best location in Morzine**

**Price : 635 000 €**

**Reference Aubergade - 105**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

**Habitable Area 54.21 m<sup>2</sup>**

### **Description**

SKI IN SKI OUT - One bedroom plus bunk room 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 105 on the first floor offers an open-plan living/kitchen and dining area, two double bedrooms and one bunk room, two bathrooms, and a balcony. The total area of the apartment is 54,21 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 discuss this opportunity in more detail. 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	

## 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.