



## SKI IN SKI OUT – Unique, Stunning Duplex Penthouse on the slope

Price : 4 000 000 €

Reference 401

Morzine  
Apartment  
Bedrooms 5  
Bathrooms 5  
Habitable Area 285.21 m<sup>2</sup>

### Description

SKI IN SKI OUT - Unique, Stunning Duplex Penthouse on the slope A truly unique location at the foot of the slopes next to the main Pleney cable car. The perfect gateway to the Morzine/Les Gets ski area with 120km of ski slopes suitable for skiers of all levels. This prime residence offers an unrivalled location if you are seeking ease of access from your front door to the slopes. Morzine, with all of its bars, restaurants and shops, is also just on your doorstep. The high-altitude resort of Avoriaz can be accessed with equal ease. A mere 5-minute walk or a 3-minute journey on the Morzine tourist train will take you to the Super-Morzine cable car. From the top of this cable car, you will be on the slopes of the wider Portes du Soleil ski area with a further 480km of skiing. This prominent residence will have just 25 individual apartments ranging in size from 2 to 5 bedrooms. Each apartment is designed to maximise modern comforts with large living areas and spacious balconies. 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. The apartment is laid out as follows

-Open plan living area with vaulted ceilings

-Fireplace

-High specification

-Panoramic views

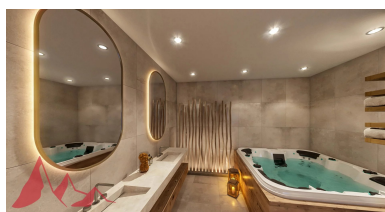
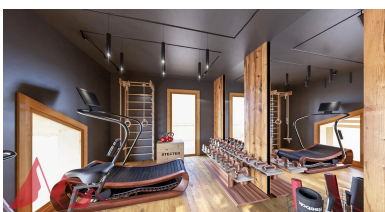
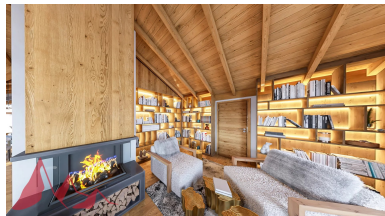
-Large dining terrace

-Spa room

-5 large bedrooms, all ensuite

-Cinema Room

-Gym The price includes a garage. For those seeking a rental return, these apartments will perform exceptionally well, given their prime location. We would be happy to discuss this further with you. 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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