



## **STUNNING development of 4 luxury chalets NOW READY for completion, MORZINE**

**Price : 1 630 000 €**

**Reference 3899 - C**

**Morzine**

**Chalet**

**Bedrooms 5**

**Bathrooms 5**

**Floors 3**

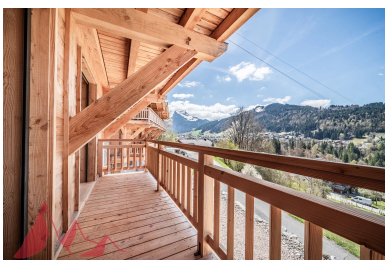
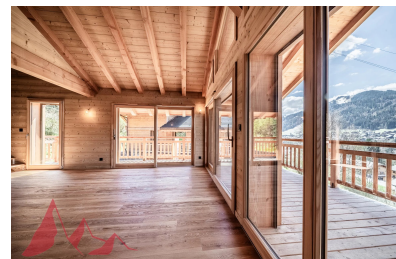
**Habitable Area 139 m<sup>2</sup>**

### **Description**

Marketed by Morzine Immobilier an international associate of Savills Les Chalets Soleil development comprises of 4 chalets situated in the highly sought after area of L'élé. Individual chalets with 5 ENSUITE BEDROOMS. From its elevated location it has breathtaking panoramic views over Morzine and the surrounding mountains. All of the chalets are south west facing so have superb sunshine throughout winter and summer months. L'Élé is situated between Morzine and Montriond centres so is within easy walking distance of both centres with their abundance of shops and restaurants. The free bus which connects this

area to the centre of Morzine and the Ardent cable car (giving direct access to Avoriaz) stops at the bottom of the road. Showcasing elegant and modern architecture, the chalets are for now nearing completion, with kitchen and bathrooms included. Each chalet is built to the latest building regulations and will have advanced heating and hot water systems which are exceedingly efficient. The chalets could be for private use but will also be of interest to investors who would be able to reclaim the TVA (20% of the purchase price) by renting out the property as a business. Designed and constructed by a renowned local architect with a long track record in developing high quality mountain properties, the chalets will be finished to a very high standard using the finest materials. The chalets are built over 4 levels and the accommodation is arranged as follows: Ground floor :

- Entrance hall,
- 1 double bedroom with ensuite bathroom
- Ski storage or cloakroom
- An enclosed garage. First floor :
- 3 double bedrooms with en-suite bathrooms
- access onto a large terrace where there is the opportunity to have a hot tub Second floor :
- Spacious open plan living, dining and kitchen area with vaulted ceilings.
- These open onto a large west facing terrace to the front with a wrap around balcony to take in the north east facing views.
- A chimney has been allowed for in the event the purchaser would like a fireplace. Third floor
- Double bedroom with ensuite bathroom and vaulted ceilings This is a fantastic location and represents a unique opportunity to acquire a quality chalet with reduced notaire's fees (2.2%) The benefits of buying new
- Customizable interiors
- Optimal thermal and acoustic insulation
- 10 year Building warranty
- Much cheaper running costs
- Reduced notary fees – 2.2% Please contact Morzine Immo for more information. 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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