



## Superb 3 bedroom duplex penthouse apartment just steps from the slopes and the centre of MORZINE

Price : 1 810 000 €

Reference 4040

Morzine

Apartment

Bedrooms 3

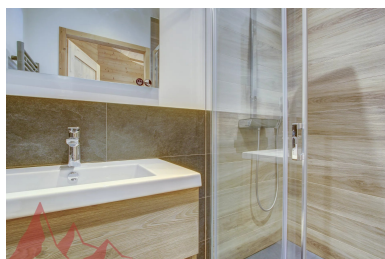
Bathrooms 4

Habitable Area 148.5 m<sup>2</sup>

### Description

Superb 3 bedroom duplex penthouse apartment just steps from the slopes and the centre of MORZINE Mas de Joux Plane is a newly constructed luxury residence in the centre of Morzine. The building comprises 22 individual apartments and sets new benchmarks for high-end living in Morzine. Its privileged location affords stunning panoramic views of the Pléney slopes, making it a highly sought-after destination. The apartments are built to the highest standards of quality and design, featuring opulent interiors and state-of-the-art amenities. The developer has used local stone and larch wood cladding, incorporating advanced ecological technology while respecting Alpine traditions and heritage. This stunning three-bedroom apartment offers

148.5 m2 of living space and is located in the heart of Morzine, just 150 meters from the ski lifts. The resort's shops, bars, and restaurants are just a few steps away. The apartment has been designed and delivered with high-end finishes. This apartment is composed as follows: On the first floor, there is a large, very bright dining room/kitchen area opening onto a large south-east terrace with an incredible view of Pleney and Nyon, a large living room of 28 sqm with a fireplace, a storeroom and a separate toilet. On the top floor, we find the night space with a first large bedroom with 2 bathrooms and a dressing room, then we have two additional bedrooms on the same level with 2 bathrooms and separate WC. We have a sizeable double-boxed garage and a ski locker in the basement. Demand for properties in central Morzine is extremely high, particularly among those looking for a good rental yield. This apartment offers an excellent investment opportunity to purchase a new, ready-to-use property! For more information, please contact 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<br>du<br>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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