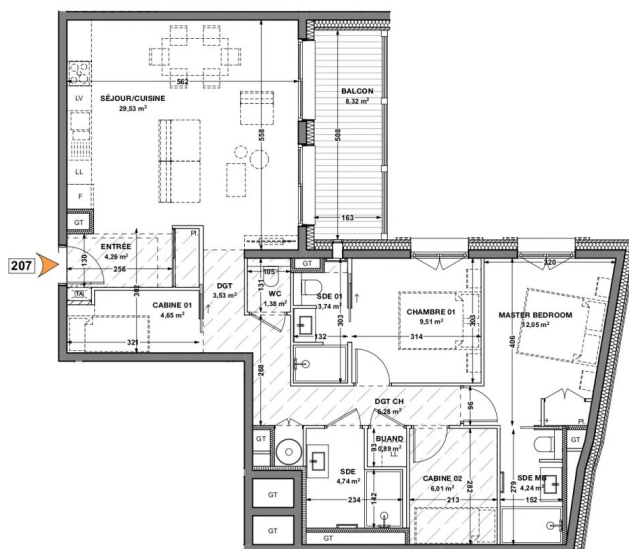


PLAN DE COMMERCIALISATION
29/09/2025



TA Tableau d'abonné

m² Les surfaces des pièces comprennent les placards

Echelle : 1:75



NOTA : Des modifications pourront être apportées au plan suivant les nécessités techniques et administratives rencontrées lors de la réalisation. Les surfaces indiquées et les côtes sont approximatives. Les dimensions libres, les équipements, la position des bords, les seuils, les cages, les rebordées, les soffites et faux plafonds, les plantations, peuvent évoluer, ils sont figurés à titre indicatif et ne sont pas contractuels.

RÉSIDENCE
**L'HÉRITAGE
MORZINE**



848, avenue de Joux Plane - La Cruzaz - 74110 Morzine

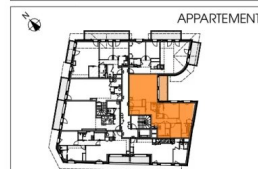
N°	Type	Niveau
207	T3+ 2 cabines	01

LOGEMENT

BIJOU	0.89
CABINE 01	4.65
CABINE 02	6.01
CHAMBRE 01	9.51
DGT	3.53
DGT CH	6.28
ENTREE	4.26
MASTER BEDROOM	12.05
SDE	4.74
SDE 01	3.74
SDE MB	4.24
SEJOUR/CUISINE	29.53
WC	1.38
TOTAL	90.81 m²

EXTÉRIEURS

BALCON	8.32
TOTAL	8.32 m²



Three-Bedroom + Two Bunk Areas Apartment – Morzine Town Centre

Price : 1 035 000 €

Reference Heritage - A207

Morzine

Apartment

Bedrooms 2

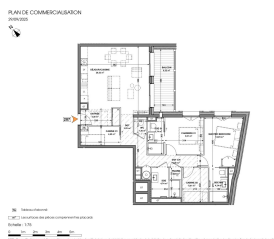
Bathrooms 3

Habitable Area 90.81 m²

Description

Three-Bedroom + Two Bunk Areas Apartment - Morzine Town Centre Located in the very centre of Morzine (hypercentre), this location provides access to all amenities right on your doorstep! Its sunlight exposure and orientation offer a panoramic view of Le Plénay and La Pointe de Nyon. Everything the resort has to offer is within easy reach. For those seeking a prime central location and effortless access to the slopes, this is the ideal opportunity. Apartment 207 is located on the first floor and

will comprise 3 bedrooms and 2 bunk areas, a living room/kitchen of 29m², and three bathrooms for a total surface area of 98m². The living area also features a lovely 8m² South-East-facing balcony, perfect for enjoying the sun. This high-specification apartment will benefit from high-quality fittings and finishes. The apartment is sold with a cellar, an indoor garage, and access to the residence's private gym. You can personalise your apartment according to an available catalogue of finishes and create a home to your own taste. Features include: - Reduced notary fees (2.2%) - VAT recovery (20%) - Large cellar - Underfloor heating - Sold with ten-year building guarantees - Optimal thermal and acoustic insulation - Low energy consumption - Indoor parking space Please note: the photos are intended to demonstrate the quality and style of construction of the developer's previous projects. The property is covered by the co-ownership regulations. A rare opportunity to purchase into the project. Please contact us with details of your requirements, and we will offer apartments that match your criteria. Information on the risks to which this property is exposed is available on the Géorisques website <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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- (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.

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