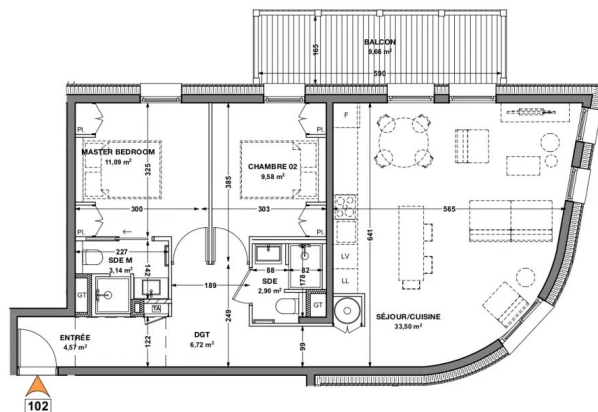


PLAN DE COMMERCIALISATION
06/02/2025



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 soffits 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
102	T3	RDC HAUT

LOGEMENT	
BUNO	1.05
CHAMBRE 02	9.58
DGT	6.72
ENTRÉE	4.57
MASTER BEDROOM	11.09
SDE	2.90
SDE M	3.14
SEJOUR/CUISINE	33.50
TOTAL	72.55 m²
EXTÉRIEURS	
BALCON	9.66
TOTAL	9.66 m²



MAÎTRE D'OUVRAGE
villes & villages
créations

Two-Bedroom Apartment – Morzine Town Centre

Price : 801 000 €

Reference Heritage - A102

Morzine

Apartment

Bedrooms 2

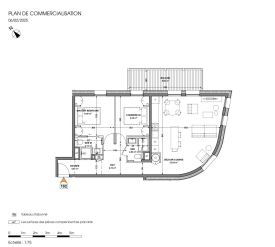
Bathrooms 1

Habitable Area 72.55 m²

Description

Two-Bedroom 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 Pléney 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 102 is located on the first floor and will comprise 2 bedrooms, a living room/kitchen of 22m², and two bathrooms for a total surface area of 72.55m². The living area also features a 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 - Two covered parking spaces available upon request 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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