



****under offer** new development of four stunning luxury chalets,
MORZINE**

Price : 1 690 000 €

Reference 3899 - A

**Morzine
Chalet
Bedrooms 5
Bathrooms 5
Floors 3
Habitable Area 158 m²**

Description

****under offer** new development of four stunning luxury chalets, MORZINE Les Chalets Soleil development comprises of 4**

chalets situated in the highly sought after area of L'Élé. 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 sale off-plan, with kitchen and bathrooms included. Each chalet will be 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. At this conceptual stage, the interior layouts are open to modification by working with the architect to create the home of your dreams. Chalet A is over 4 levels, with the potential to have 5 bedrooms and 5 bathrooms as shown in the layouts. The accommodation is arranged as follows: Ground floor : Entrance hall, 1 double bedroom with ensuite bathroom and a Utility room. There is also a separate entrance into a ski/boot room. An enclosed garage. First floor : 3 double bedrooms with ensuite bathrooms and access onto the large south facing terrace (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 southerly views. 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 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





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	

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (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.
- (4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.