

South-facing two bedroom apartment overlooking the pistes at Morillon Les Esserts – access to the Grand Massif

EXCLUSIVE



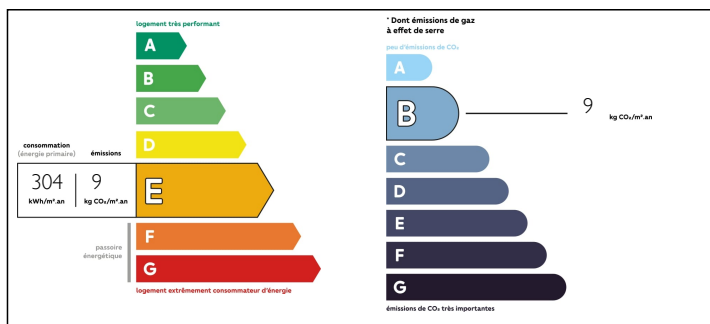
## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	38 m2
Outside Space:	7 m2

## IN BRIEF

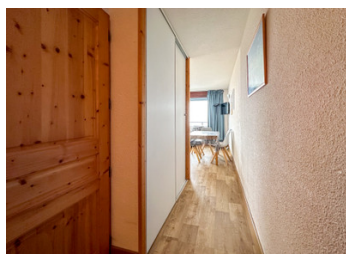
\*Offer recently accepted\* This bright two bedroom ski-in ski-out apartment is ideal for someone looking for a hassle-free property in the French Alps. Summary • Entrance hallway • Bathroom and separate WC • Two bedrooms, each with three beds and storage cupboards • Living area with kitchenette and dining space • Balcony overlooking the pistes • Large ski locker \*\*Excellent rental potential. Very close to the main chairlift, Sairon, which was replaced for the 2022/3 season. It provides access to the Grand Massif ski area and its 265kms of pistes. Additionally, this summer, for the first time, the telecabine down to Morillon village will be open and work has begun on new cycling tracks.\*\* • Underfloor heating throughout with supplementary electric radiators • Option to use the outdoor swimming pool in summer

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

South-facing two bedroom apartment opposite the pistes for access to the Grand Massif ski domain. Free parking available nearby.

The pretty ski station of Les Esserts is surrounded by pine forest, and part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt Fer à Cheval. With a high point of 2500 metres, mostly north-facing slopes, and close proximity to Mont Blanc and the microclimate it generates, this is one of France's most snow-sure ski domains.

The resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif. It's also possible to ski down to Morillon village when conditions are favourable.

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Nearby attractions

Morillon village and leisure space at Lac Bleu (10 minutes drive)

The pretty medieval village of Samoëns (15 minutes)

Annecy (1 hour)

Geneva (1 hour)

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Co-owned building of 65 units

Provisional annual charges: 1500€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 313 EUR**

## NOTES