

One bedroom – plus 2 fold-down beds – apartment overlooking the ski lift for access to the Grand Massif.



INFORMATION

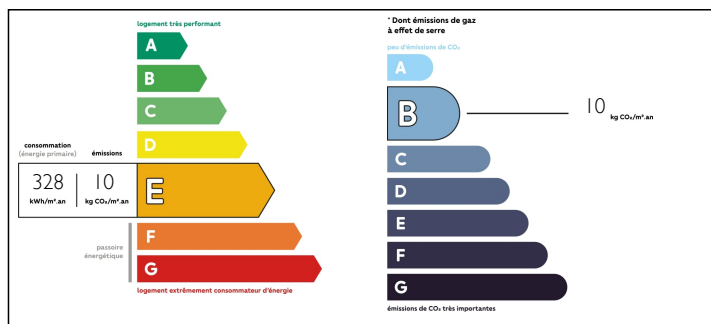
Town:	Morillon
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	26 m2
Outside Space:	4 m2

IN BRIEF

Note, offer recently accepted If you are looking for a bolt-hole in the Alps, with easy access to the large Grand Massif ski area, this delightful apartment is ideal. The apartment is located in the Edelweiss residence, opposite the gondola which takes you up to Morillon 1100. Morillon village and Morillon 1100 are family-friendly resorts with year-round appeal. Located on the second floor, the apartment has 28 sq metres of living space which consists of a kitchen/dining/living room, twp fold-down beds in the corridor, a double bedroom (with closet), bathroom, WC and a 4 sq metre balcony. Plus a storage cupboard and ski cupboard on the ground floor. The Edelweiss residence was constructed 1988 and has been well-maintained by the property management company. The communal areas are in excellent condition. • Electric heating • Facade renewed and re-painted in 2021 • New zinc roof recently.



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.



LOCAL TAXES

Taxe foncière: 228 EUR

Taxe habitation: 504 EUR

NOTES

DESCRIPTION

Morillon is a traditional village and ski resort which is part of the Grand Massif ski domain and its 265km of pistes. The domain consists of Samoens, Les Carroz, Flaine and of course Morillon. With a top station of 2500 metres and mostly north-facing slopes, this is one of the Haute-Savoie's most snow-sure ski resorts.

Morillon centre – 350 m

Lac Bleu – with all its amenities – 800 m

Samoens – 4 km

Geneva – 50 km

Highlights

- Great location, overlooking the telecabine in Morillon
- Good-sized balcony facing west – perfect to catch the evening sun.
- Entrance area faces east towards the Criou mountain and private enough to bring out some chairs.
- Walking distance to Lac Bleu and the centre of Morillon.
- Excellent multi-season rental potential.
- Lock-up and leave.
- Bars and restaurants nearby.
- Ski-bus stop to reach Samoens is opposite the apartment.

The Giffre valley is just as popular in summer with numerous activities and festivals. Check out the Morillon and Samoens tourist sites for more details. Increasingly, the valley is becoming a year-round destination.

Don't miss the 360s and floor plans or contact us for details.

Summary:

- 28 sq metres of living space
- kitchen/dining/living room
- fold-down beds in the corridor
- double bedroom (with closet)