LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

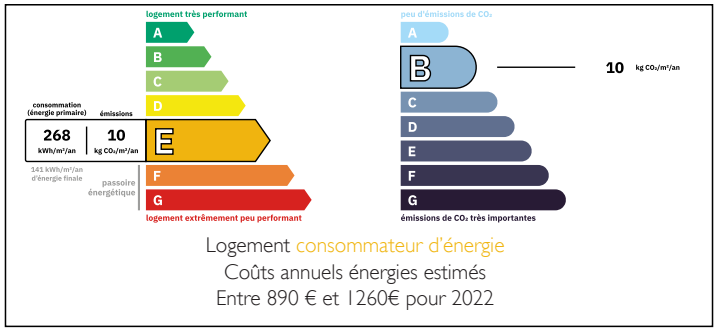
Ref: A45649JST74 Price: 162 000 EUR

agency fees to be paid by the seller

# Charming duplex apartment with double bedroom and a bunk bed area in Morillon Les Esserts, Grand Massif

EXCLUSIVE

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 890 € et 1260€ pour 2022

## INFORMATION

| | |
|---|---|
| Town: | Morillon |
| Department: | Haute-Savoie |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 41 m2 |
| Outside Space: | 3 m2 |

## IN BRIEF

This bright duplex apartment is located in the pretty ski station of Les Esserts which 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.

Summary:
Lower floor: Kitchen leading to open plan living room and dining area, east-facing balcony, bathroom and separate WC.
Upper floor: Double bedroom, bunk-bed area and WC
Private storage cupboard plus communal ski storage

The apartment benefits from high ceilings and is nicely decorated throughout. From the balcony, there are impressive mountain views over the ski station.

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.

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## LOCAL TAXES

**Taxe foncière:** **318 EUR**

## NOTES

## DESCRIPTION

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 (8 km)
The pretty medieval village of Samoëns (12 km)
Geneva (60 km)
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Co-owned building of 152 units
Provisional annual charges: 2438€

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

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