

Spacious 3 bedroom duplex apartment with private steps and entrance, Morillon Les Esserts, Grand Massif.



## INFORMATION

|                |              |
|----------------|--------------|
| Town:          | Morillon     |
| Department:    | Haute-Savoie |
| Bed:           | 3            |
| Bath:          | 2            |
| Floor:         | 90 m2        |
| Outside Space: | 10 m2        |

## IN BRIEF

This impressive duplex apartment has fabulous views towards the pistes at Morillon Les Esserts.

With no neighbours above plus it's own private staircase and entrance area, the property could more accurately be described as a terraced chalet. It's also in a quieter location at Morillon Les Esserts as it is set back from the bars and restaurants at the ski station.

### Summary

- 1st floor

Entrance with cupboard

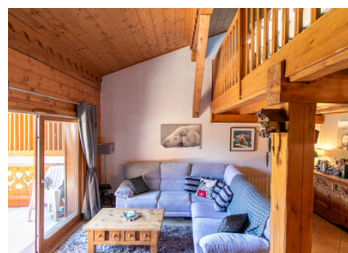
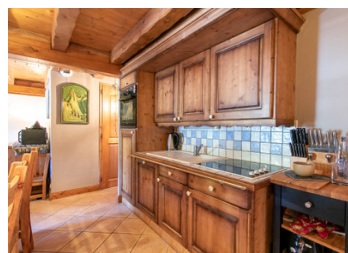
Open plan kitchen, dining, lounge area—with double height ceilings leading to balcony.

2 double bedrooms, both with cupboards

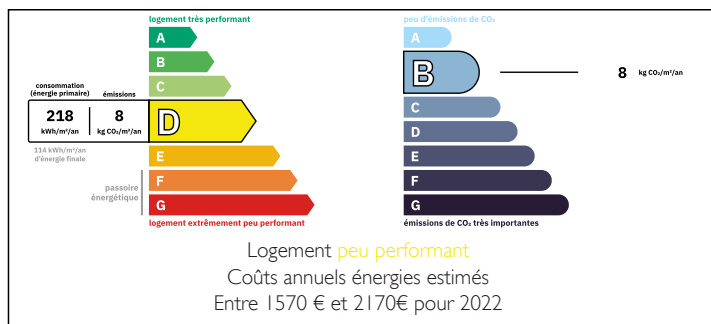
Bathroom

WC

Separate terrace



## 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.

Private residents parking area

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France ~~No neighbours above~~ \*info@leggett.fr

Surface habitable : 75 sq m



## NOTES

## DESCRIPTION

This 3 bedroom duplex apartment is located in the pretty ski station of Les Esserts, 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.

\*New radiators\*

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)

Contact us for more photos.

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Co-owned building of 180 units

Provisional annual charges: 1897€

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