LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48514JST74 Price: 450 000 EUR

agency fees to be paid by the seller

Ski in/ski out, beautifully decorated 4 bedroom apartment over 2 levels. Morillon Les Esserts, Grand Massif

EXCLUSIVE







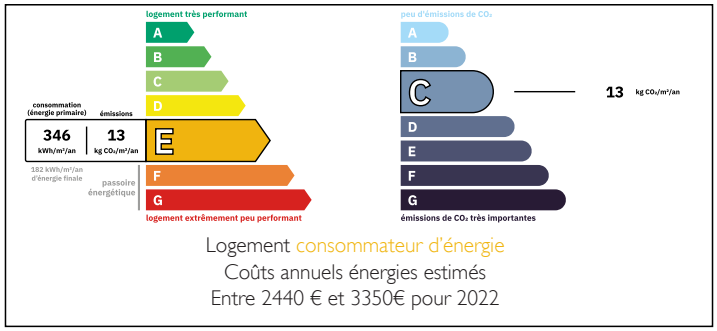








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2440 € et 3350€ pour 2022

INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	81 m2
Outside Space:	12 m2

IN BRIEF

Situated in a very popular residence with recently refreshed facades, this ski-in/ski out apartment over 2 levels offers superb mountain views.

Floor to ceiling windows flood the space with natural light, while high ceilings in the living area and an impressive mezzanine bedroom create a wonderful sense of space and a chalet-like feel.

The property is in excellent condition, having been very well maintained and upgraded over the years – & never rented out commercially.

- 1st level

Entrance leading to large open plan space
12 m² east-facing balcony with views south & north
Kitchen with granite worktops
Bathroom
WC
Family bedroom with dressing area or room for

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.

Double bedroom overlooking the living room
Shower room
2 caves

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NOTES

DESCRIPTION

The 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 has a high point of 2500 m and consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt Fer à Cheval.

Offering an enviable ski-in/ski-out position in the sought-after Haut des Esserts residence, this spacious 4 bedroom duplex apartment combines spectacular mountain views with the feeling of a traditional alpine chalet.

The apartment has been exceptionally well maintained and enhanced over the years, presenting a wonderful opportunity to acquire a property in excellent condition in a prime mountain setting.

The north-facing Morillon Les Esserts 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)

Loi carrez : 77 m² plus 4 m² ------
Co-owned building...

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