LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48525JEH74 Price: 858 000 EUR

agency fees to be paid by the seller

5-room duplex apartment of 95.42m with a 10m balcony, a large 17m terrace, and 26m garden in Morzine















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	95 m2
Outside Space:	53 m2

IN BRIEF

The project is now well and truly underway—construction has begun in the heart of Morzine!

Located on the Route des Grandes Alpes, the development consists of 10 small residential buildings comprising 49 apartments, ranging from one-bedroom (T2) to four-bedroom (T5) units. The architecture is inspired by traditional Alpine dwellings, featuring timber cladding and pitched roofs.

Each residence includes a private outdoor space—a balcony, terrace, or garden. Amenities include individual heat-pump heating systems, high-quality thermal and acoustic insulation, and 84 secure underground parking spaces.

Situated in the heart of the Portes du Soleil area, Morzine offers access to a wide range of mountain activities, both in summer and winter.

VAT recovery may be possible if the property is used for furnished rentals that include additional

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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NOTES

DESCRIPTION

L'ESTIVE – The charm of small mountain chalets
The project is now well underway; construction has begun, and L'ESTIVE is taking shape in the heart of Morzine!
A prime location in the heart of the Alps
Situated on the Route des Grandes Alpes, in the area known as Le Pied de La Plagne in Morzine (Haute-Savoie), L'ESTIVE enjoys a sought-after location with remarkable views of the surrounding mountain ranges—most notably the Pointe de Nantaux to the north, and the Pointes de Nyon and Ressachaux to the southeast.
Authentic Alpine architecture
The development consists of 10 small multi-unit buildings, ranging from one to two stories (ground floor plus one or two upper levels), housing 49 residences—from one-bedroom (T2) to four-bedroom (T5) units—along with four adjoining chalets.
The architecture draws inspiration from traditional Alpine dwellings, featuring gabled roofs, natural-toned timber cladding, and clean, understated lines that blend harmoniously into the mountain landscape.
Every apartment includes a private outdoor space—a balcony, terrace, or garden—allowing residents to fully enjoy the natural surroundings. The interiors combine high-quality materials with meticulous finishes, including porcelain stoneware tiling in the living areas and kitchens, parquet flooring in the bedrooms, and fully equipped bathrooms.
Comfort and energy efficiency
Comfort is enhanced by individual heat-pump heating systems and high-quality thermal and acoustic insulation. Designed in compliance with the RT 2012 thermal regulations, the development prioritizes occupant comfort and the efficient management of energy consumption.
The site also features landscaped pedestrian pathways and 84 secure underground parking spaces, spread across two levels. Morzine: A Four-Season...