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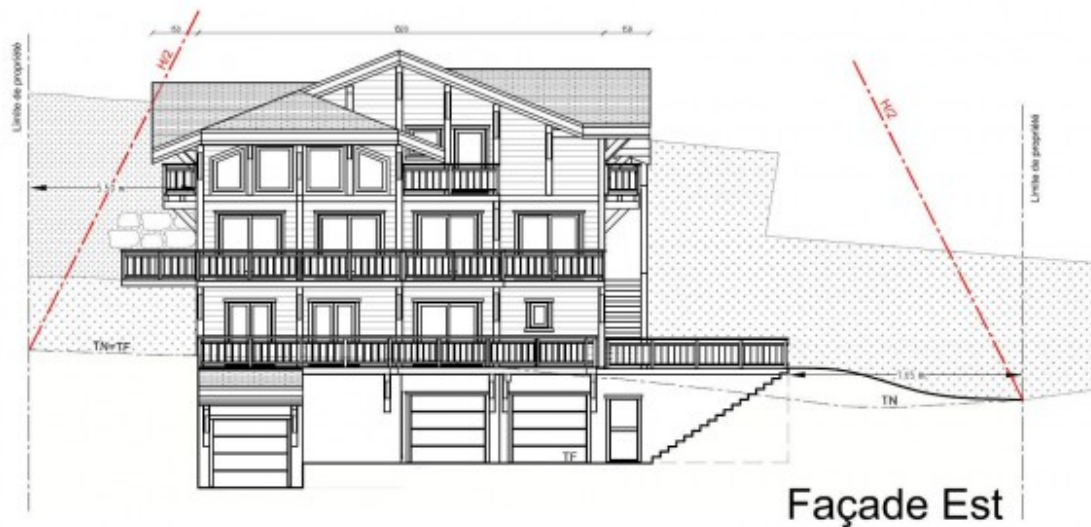
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# Appt 2 la Combe

**Morzine, Morzine, Portes Du Soleil**

**816 000 €uros**



## Contact

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# Key Features

<b>Price</b>	816 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	25/07/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	116.8 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	850 m
<b>Garage</b>	Single
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

In a beautiful location not far from the centre of Morzine, this chalet-style residence consists of 3 generous apartments to be built with the finest attention to detail. The construction will be carried out to the highest of standards by one of the region's most respected building companies, and the technical specification of the development is second to none. From the structure of the building, through the latest energy-saving techniques, down to the pretty tiling and woodwork, Residence La Combe 3 is sure to please!

Apartment 2 is a 4 bedroom duplex apartment of around 117m<sup>2</sup>, and will comfortably accommodate 8-10 people for a relaxing mountain holiday. There is a splendid open-plan kitchen/living space of almost 35m<sup>2</sup>, with further space for relaxation on the generous balconies. An east-facing balcony takes in the views of the Nantaux peak, and the large (18m<sup>2</sup>) south-facing deck makes the most of the sunshine as well as the wonderful views towards Morzine and the Nyon mountain.

There are two double bedrooms on the main living floor, both of which are en-suite. Completing this floor is a handy guest WC, as well as a large entrance hall with built in cupboards.

Upstairs in the eaves are a further two double bedrooms, which share a family bathroom, also on this floor. These two bedrooms also enjoy a private south-facing balcony, again, making the most of the sunshine and views. A handy laundry room completes the top floor.

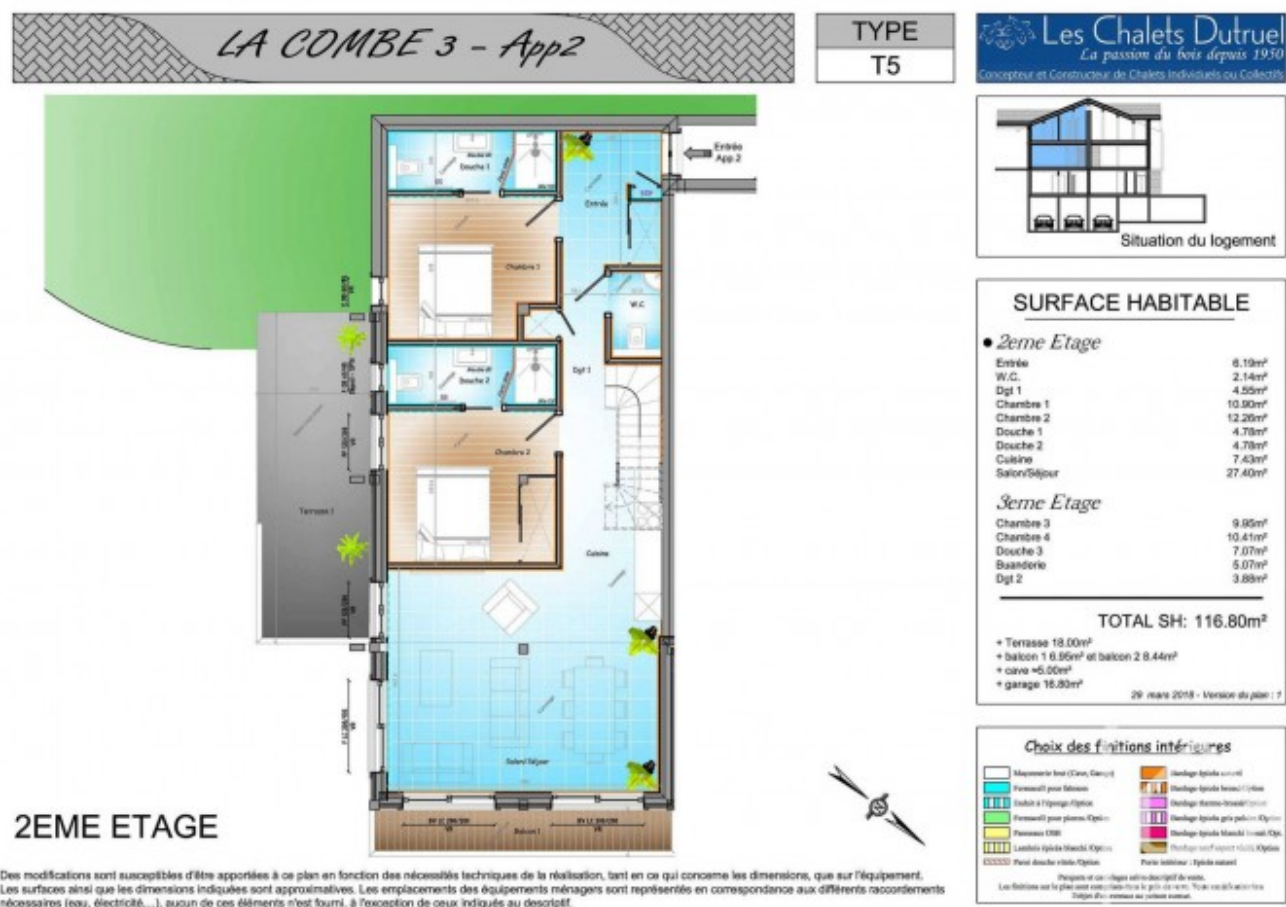
A wide choice of modern and attractive kitchen and bathroom fittings is available as part of the package, and each apartment comes with its own private cave and garage. Outside, the land around the residences will be landscaped and a guest parking area created.

La Combe 3 will be built to current energy-saving standards so fully insulated to the walls and roof, with double-glazed windows, the majority of which will be fitted with rolling shutters. The exterior of the chalet and balconies will be finished in natural treated wood, and the developer offers a wide choice of interior finishing. Delivery of the apartments depends on how quickly they sell.

The development is nestled in a calm and pretty residential area of Morzine, only 15 minutes' walk from the town centre. With the ski bus stop just a short walk away, there is ready access to the town's amenities as well as to all

neighbouring

The property is covered by the copropriété rules.





## SURFACE HABITABLE

## 2eme Etage

Entrée	6,19m²
W.C.	2,14m²
Dgt 1	4,55m²
Chambre 1	10,50m²
Chambre 2	12,26m²
Douche 1	4,78m²
Douche 2	4,78m²
Cuisine	7,43m²
Salon/Séjour	27,40m²

- *Serme Etage*

Chambre 3	9,85m <sup>2</sup>
Chambre 4	10,41m <sup>2</sup>
Douche 3	7,07m <sup>2</sup>
Buanderie	5,07m <sup>2</sup>
Dgt 2	3,68m <sup>2</sup>

TOTAL SH: 116.80m<sup>2</sup>

- + terrasse 1 16,00m<sup>2</sup> terrasse 2 25,23m<sup>2</sup>
- + balcon 1 6,95m<sup>2</sup> et balcon 2 6,44m<sup>2</sup>
- + cave ~5,00m<sup>2</sup>
- + garage 16,80m<sup>2</sup>

28 mars 2018 - Version du plan : f

### Choix des finitions intérieures

	Mangement Total (Carns, Végétari)		Boissons édulcorées
	Formalisme pour les invités		Boissons édulcorées format Café
	Enthalie & Finitions d'Options		Boissons thermisées format Café
	Formalisme pour les parents d'Options		Boissons édulcorées format Jus
	Parcours USB		Boissons édulcorées format Jus
	Laetitia Instyle Maestri d'Options		Boissons sans sucre format Café
	Parcs d'invitation d'Options		Parcs d'invitation - Épisode spécial

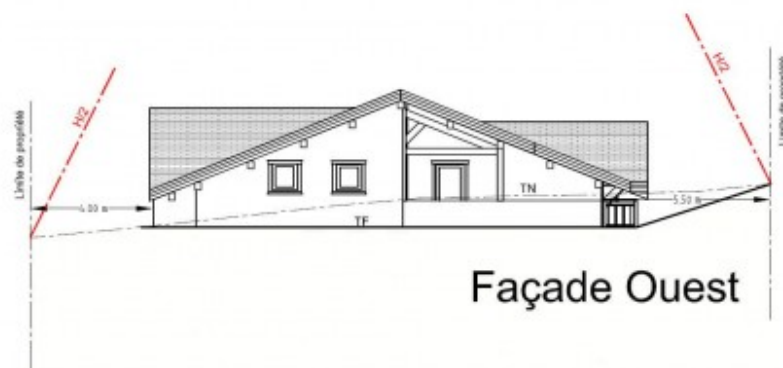
Parcours et services offerts lors de la réception de la cérémonie.

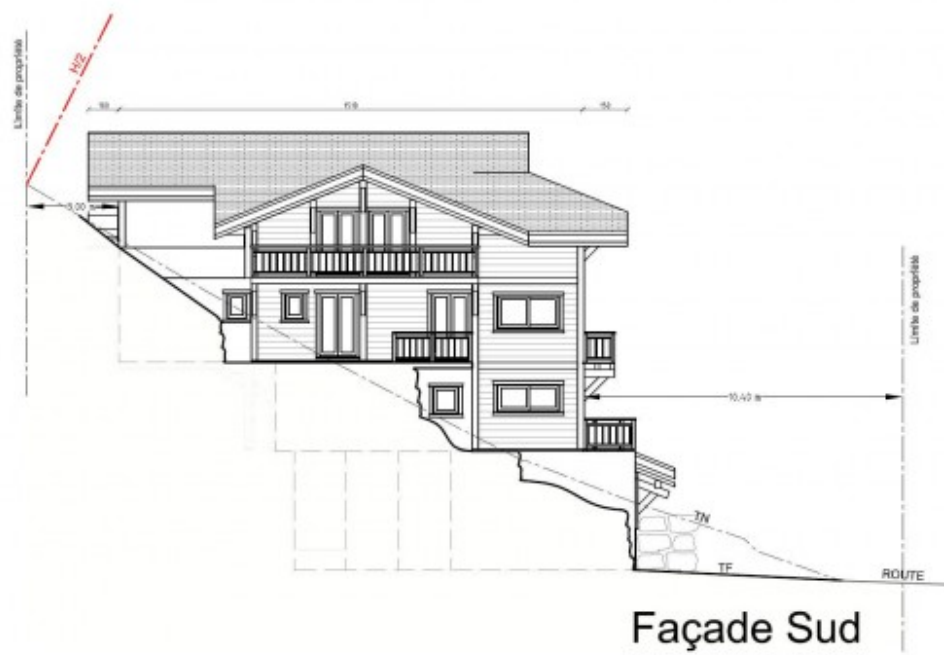
Les décisions sur les points ci-dessus sont prises en collaboration avec la famille et les invités.

Le présent document est un document de travail.

### 3EME ETAGE

Des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la réalisation, tant en ce qui concerne les dimensions, que sur l'équipement. Les surfaces à nitrer que les dimensions indiquées sont approximatives. Les emplacements des équipements ménagers sont représentés en correspondance aux différents raccordements nécessaires (eau, électricité,...), aucun de ces éléments n'est fourni, à l'exception de ceux indiqués au descriptif.







Façade Nord

















