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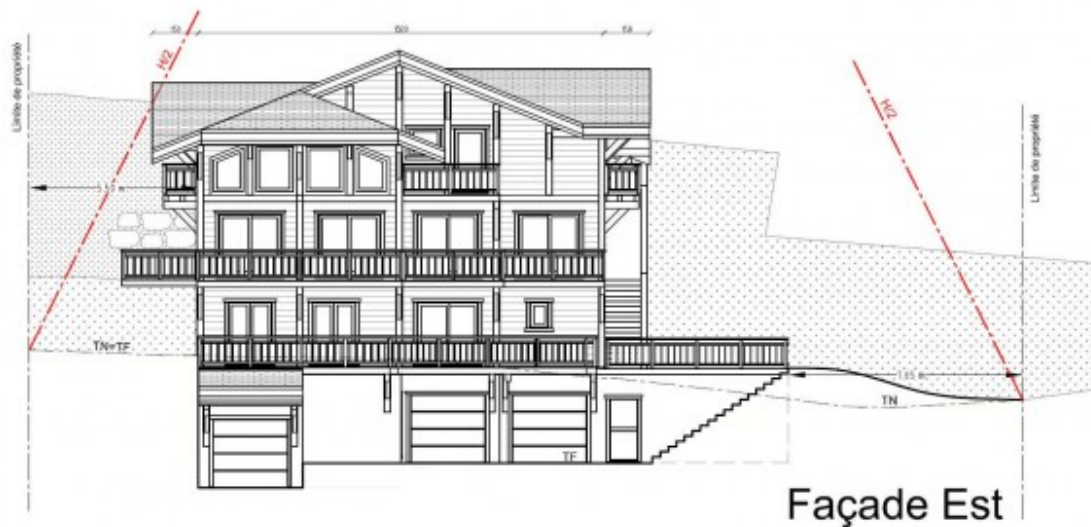
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# Appt 3 la Combe

**Morzine, Morzine, Portes Du Soleil**

**757 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	757 000 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>	108 m²
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	850 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<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 3 is a 4 bedroom duplex apartment of around 108m², occupying the first and second floors of this residence. There is an open-plan kitchen/living space of 28m², with further space for relaxation on the superb balcony-terrace, which takes in the wonderful panoramic views from east to west. The addition of a wood burning stove is possible as an optional extra. There is a double bedroom also situated on this floor, which has an en-suite bathroom, as well as a private, west-facing balcony. 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 three double bedrooms. The master bedroom has a dressing area and en-suite bathroom, as well as access to a west-facing balcony. The remaining two double bedrooms share a family bathroom with washing machine and separate WC, also on this 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 will depend 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

The property is covered by the copropriété rules.



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 ainsi 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.

● *2eme Etage*

Entrée	8.69m²
W.C.1	1.85m²
Chambre 1	8.95m²
Douche 1	3.93m²
Cuisine	6.95m²
Salon/Séjour	21.07m²

*3eme Etage*

W.C.2	1.94m <sup>2</sup>
Chambre 2	11.50m <sup>2</sup>
Chambre 3	10.80m <sup>2</sup>
Chambre 4	9.65m <sup>2</sup>
Douche 2	4.64m <sup>2</sup>
Douche 3	7.58m <sup>2</sup>
Dressing	3.58m <sup>2</sup>
Dgt	6.83m <sup>2</sup>

TOTAL SH: 108.15m<sup>2</sup>

- + terrasse 14.58m²
- + balcon 1 5.57m² et balcon 2 7.98m²
- + cave ≈5.00m²
- + garage 16.80m²

29 mars 2016 - Version du plan : 1

### Choix des finitions intérieures

	Measurement level (Carm, Garmy)		Readings display: no read
	Forecasted price: Minimum		Readings display: lowest display
	End-of-day (EOD) Option		Readings display: lowest display
	Forecasted price: prices: Options		Readings display: price: prices: Options
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Parapente et canyoning: deux activités de...

Les flèches sur le plan sont complètes avec la prise de vue, les distances et les directions.



## SURFACE HABITABLE

### 2eme Etage

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Chambre 1	8.95m²
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### 3eme Etage

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**TOTAL SH: 108.15m²**

- + terrasse 14.58m²
- + balcon 15.57m² et balcon 27.96m²
- + cave +0.00m²
- + garage 16.80m²

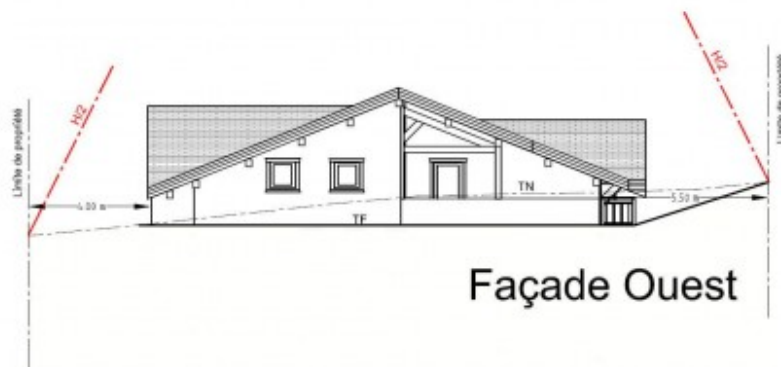
29 mars 2019 - Version du plan : f

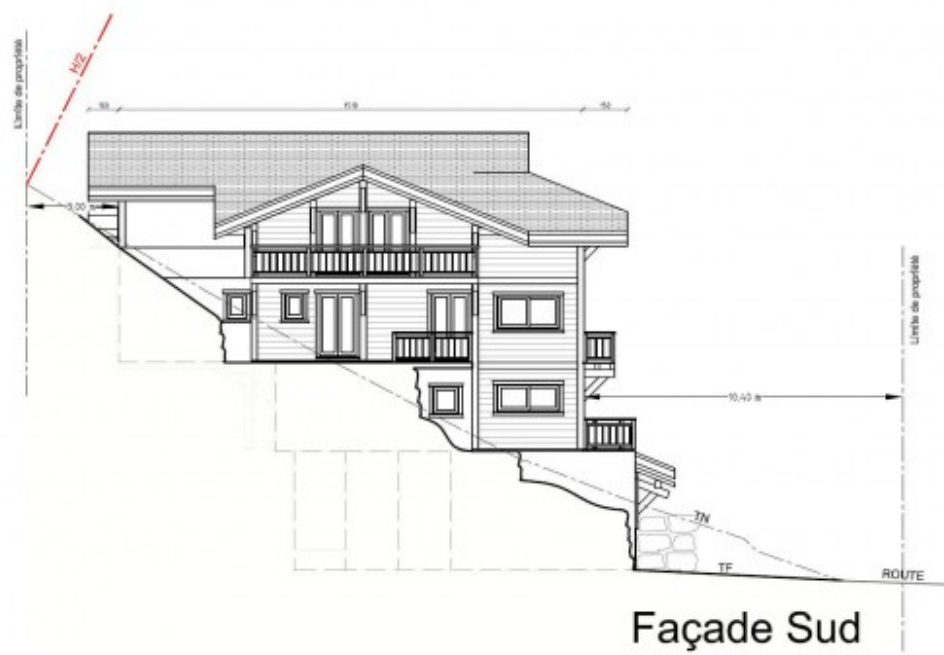
## Choix des finitions intérieures

Maçonnerie lisse (Ciment, Grout)	Revêtement de sol (Ciment, Grout)
Plafond pour Plâtre	Revêtement de sol (Ciment, Grout)
Enduit à l'Éponge Option	Revêtement de sol (Ciment, Grout)
Plafond pour plâtre Option	Revêtement de sol (Ciment, Grout)
Plafond Ciment	Revêtement de sol (Ciment, Grout)
Lambourdes de bois (Ciment)	Revêtement de sol (Ciment, Grout)
Plafond double vitre Option	Revêtement de sol (Ciment, Grout)
Plafond et revêtement de sol (Ciment, Grout)	Revêtement de sol (Ciment, Grout)
Les finitions sur le plan sont à compléter dans le plan de coupe. L'ensemble des finitions doit être en accord avec le plan de coupe.	

## 3EME ETAGE

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Façade Nord

















