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# Appt. Domaine de l'Ardoise, 002

**Morzine, Morzine, Portes Du Soleil**

**380 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	380 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	21/10/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	48.3 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	7
<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

**PROMOTIONAL OFFER - 30,000€ OFF ONE BEDROOM AND 45,000€ OFF 2 BEDROOM APARTMENTS FOR THE NEXT 2 PURCHASES ONLY!**  
**DON'T MISS OUT ON THIS FANTASTIC MONEY SAVING OFFER!**

La Domaine de l'Ardoise is a super new-build programme of mixed residences set in a delightfully sunny spot not far from Morzine and all that the village has to offer.

The first phase of the programme sees the creation of a chalet-style residence housing seven apartments - more specifically, two 1.5 bedroom units, two 2 bedroom units, and three 2.5 bedroom units. The apartments range in price from €380,000 for one bedroom with a bunk area, one bathroom, and a surface area of 49,47m<sup>2</sup>, up to €550,000 for the largest two bedroom with bunk room, two bathroom property with a surface area of 71,5m<sup>2</sup>.

The price of each apartment is "key-in-hand", and includes all flooring, wall finishes, and fully fitted kitchens and bathrooms.

In addition to base and wall units, each kitchen is equipped with a dishwasher, oven, induction hob, extractor hood, and combined fridge-freezer.

Each apartment has a private balcony with views across the valley - perfect for enjoying the tranquillity of the mountains over an evening aperitif or family meal. The interiors are well-designed with large windows to let in maximum light and make the most of the amazing views. The exterior of the residence is an extremely attractive wood, natural stone and traditional plaster finish, and the surrounding land will be landscaped to provide walkways and footpaths between the residences and down to the main road. Built to an elegant design with high quality, low-maintenance materials, Domaine de l'Ardoise, in its quiet and sunny setting, is the ideal combination of traditional style and modern mountain living!

On a practical note, each apartment is sold with a private cellar for ski and bike storage, as well as a separate ski locker. Shared parking will be available in the area surrounding the residence, and private garages situated in the basement of the building are available to buy for an additional €30,000.

Apartment 002 is located on the ground floor of the residence. It has one bedroom, a bunk corner, and a bathroom with shower/WC. The kitchen and living area is open plan and generously proportioned at 23,5m<sup>2</sup>, with a large

picture window and a patio door leading from the living area on to the balcony. The total surface area of the apartment is 48.28m<sup>2</sup>.

The advantages of buying off-plan are numerous: new-builds benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving and are covered by a number of guarantees, both financial and structural, so you are fully protected from the moment you sign the reservation contract, until 10 years after completion.

Naturally, buying new also means that the construction will be up to the latest environmental and insulation norms, ensuring that the property is inexpensive to run and kind to the planet.

Construction is in its final stages and the apartments are at the point of being ready for delivery.

Please note : the photos are of the show apartment.

The property is covered by the copropriété rules.





















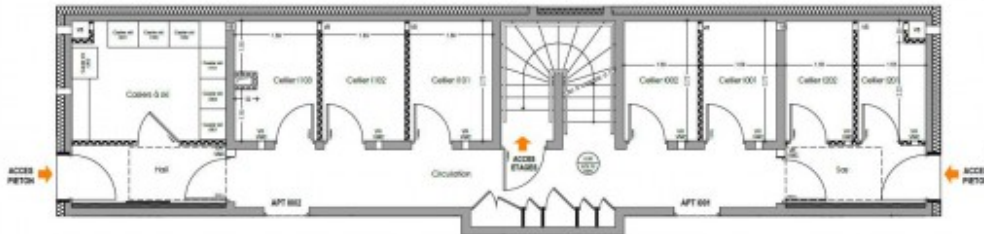












Des modifications sont susceptibles d'être apportées aux aménagements, en fonction des nécessités techniques, administratives et/ou réglementaires. Les surfaces, côtes, niveaux intérieurs et extérieurs, les rebords de porte, faux-plafonds, gaines et équipements sanitaires sont figurés à titre indicatif. Les appareils ménagers, le mobilier et les végétaux ne sont pas fournis. La surface de chaque pièce est calculée avec son éventuel placard. Eléments de cuisine non inclus.

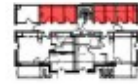


Domaine de l'Adonis  
74110 - MORZINE



BATIMENT  
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ETAGE  
RDC



NUMERO CELLIER	SURFACES
Cellier 101	4,60 m <sup>2</sup>
Cellier 102	4,58 m <sup>2</sup>
Cellier 103	5,15 m <sup>2</sup>
Cellier 104	5,15 m <sup>2</sup>
Cellier 105	4,59 m <sup>2</sup>
Cellier 106	5,97 m <sup>2</sup>
Cellier 107	4,20 m <sup>2</sup>

VERSION 02



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