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Appt. Domaine de l'Ardoise, 101

Morzine, Morzine, Portes Du Soleil

480 000 €uros

Contact

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Key Features

Price	480 000 €uros
Status	FOR SALE
Last updated	21/10/2025
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	2
Bathrooms	1
Floor area	61.8 m²
Heating	Gas
Ski access	Ski bus
Nearest skiing	2 km
Drainage	Mains drains
Number of lots	7
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 49,47m2, up to €550,000 for the largest two bedroom with bunk room, two bathroom property with a surface area of 71,5m2.

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 101 is located on the first floor of the residence. It has two bedrooms and a bathroom with shower/WC. The kitchen and living area is open plan and very spacious at 28.8m2, with a large picture window and two

separate patio doors leading from the living area on to the balcony. The total surface area of the apartment is 61.83m2.
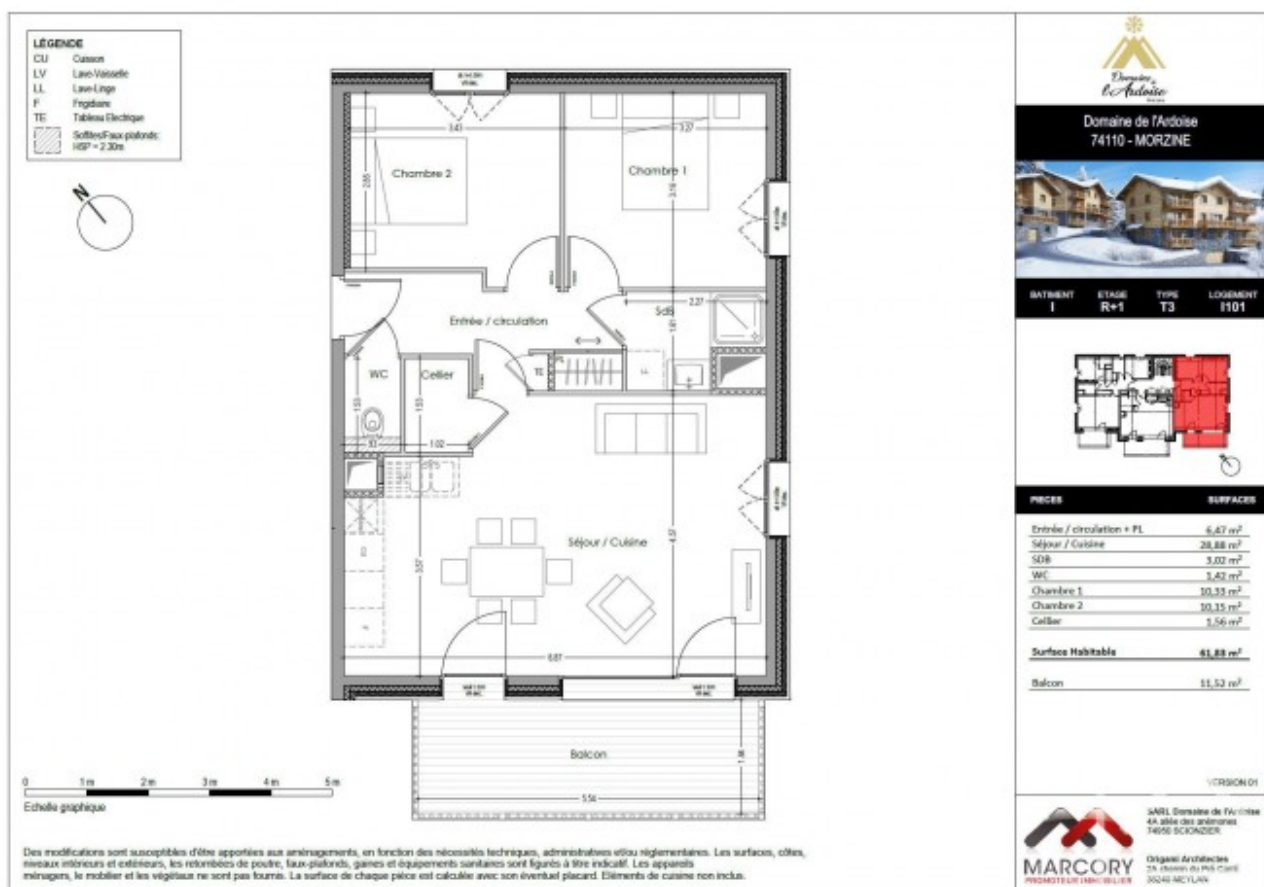
The advantages of buying off-plan are numerous: new-builds benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving and are covered by a number of guarantees, both financial and structural, so you are fully protected from the moment you 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.
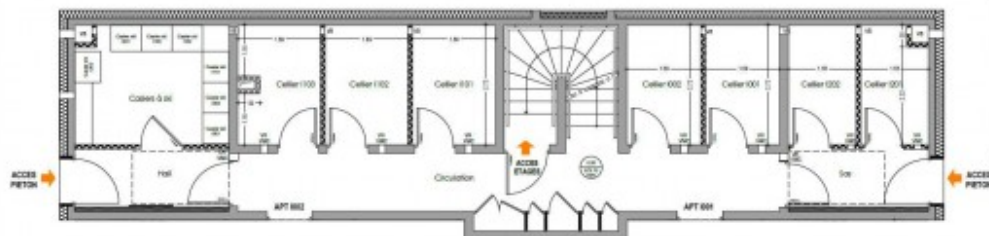
The property is covered by the copropriété rules.

Domaine de l'Ardoise
74110 - MORZINE

PLAN MASSE

LÉGENDE

- Gazon
- Cheminements piétons
- Toiture bac acier
- Voies véhicules en enrobé
- Emprise bâtiment
- Constructions voisines
- ▶ Accès véhicules
- ▶ Accès piétons logements
- Limite de propriété - assiette foncière
- Limite de parcelle
- Pente descendante
- Enrochement, mur soutènement, muret
- ●●●● Espace poubelles

VERSION 02

SARL Domaine de l'Ardoise
4A allée des anémones
74950 SCIONZIER

Origami Architectes
24 chemin du Pré Carré
38240 MEYLAN

MARCORY
PROMOTEUR IMMOBILIER

Des modifications sont susceptibles d'être apportées aux aménagements, en fonction des nécessités techniques, administratives et/ou réglementaires.

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Domaine de l'Ardoise
74110 - MORZINE

BATIMENT I   ETAGE RDC
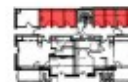
NUMERO CELLIER	SURFACES
Cellier I001	4,60 m²
Cellier I002	4,58 m²
Cellier I101	5,15 m²
Cellier I102	5,15 m²
Cellier I103	4,95 m²
Cellier I201	3,97 m²
Cellier I202	4,20 m²

VERSION 02