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# Appt. Domaine de l'Ardoise, 201

**Morzine, Morzine, Portes Du Soleil**

**490 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	490 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	13/01/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	61.8 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

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 will see 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.

Within the purchase, price, the developer offers a wide choice of tiles, flooring, and kitchen styles, so you have the chance to personalise your apartment according to your own tastes. In addition to base and wall units, each kitchen is equipped with a dishwasher, oven, induction hob, extractor hood, and combined fridge-freezer. You can also choose from a wide range of kitchen worktops and splashbacks.

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, will be 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 201 is located on the second floor of the residence. It has two bedrooms, a shower room and separate WC. The kitchen and living area is open plan and very spacious at 28.88m<sup>2</sup>, 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 61.83m<sup>2</sup>.

The advantages of buying off-plan are numerous: new-build purchases benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving. Payments are also staged throughout the build as work progresses, so you can spread the cost over a period of time. Finally, new-builds 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 underway.

Please note : the photos of buildings are to demonstrate quality & style of build but are of another already finished development.

The property is covered by the copropriété rules.





























