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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Appt. Domaine de l'Ardoise, 203

**Morzine, Morzine, Portes Du Soleil**

**510 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	510 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	65.1 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 203 is located on the second floor of the residence. It has two bedrooms, one with en suite shower room, plus a bunk corner, a further shower room and a separate WC. The kitchen and living area is open plan and

generously proportioned at 24.92m<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 65.13m<sup>2</sup>.

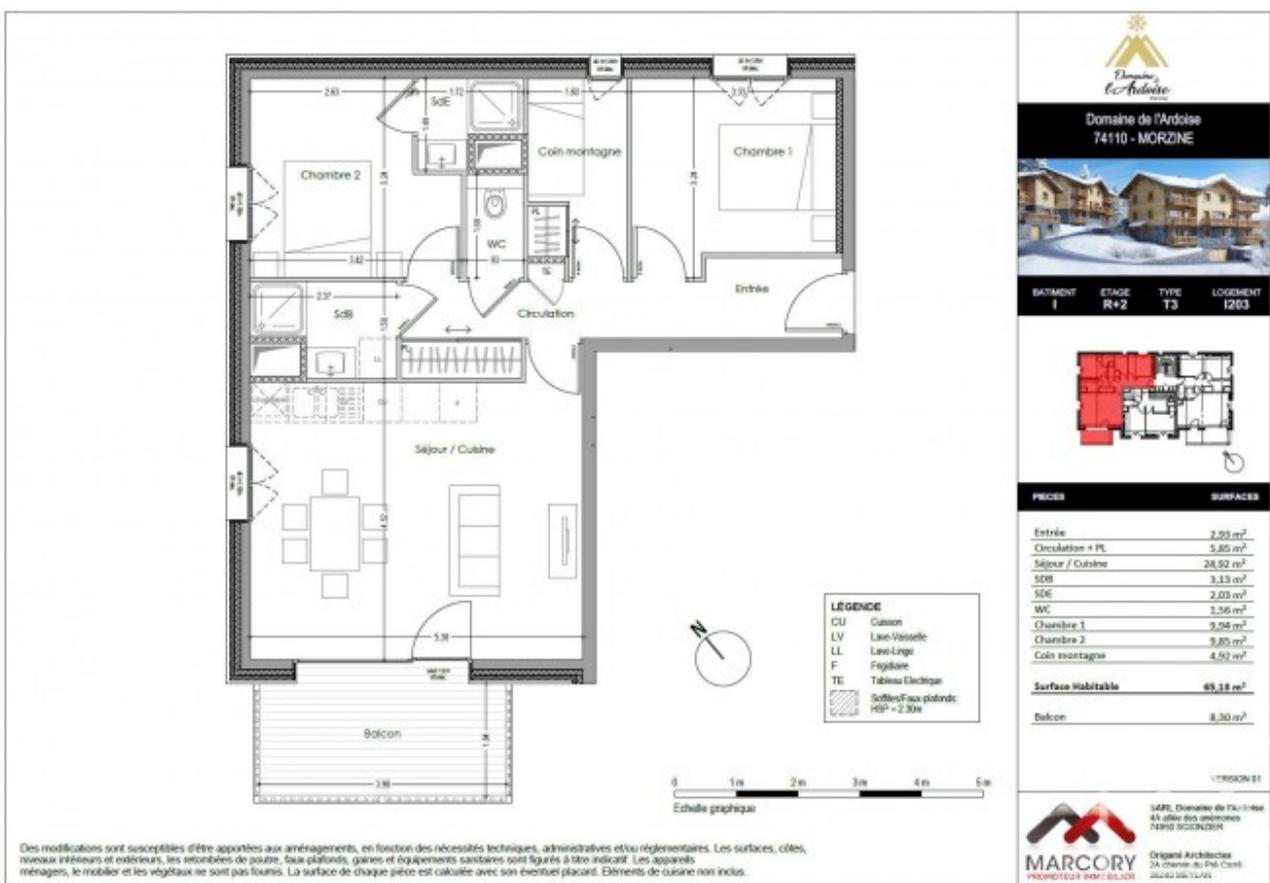
The advantages of buying off-plan are numerous: new-builds benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving and are covered by a number of guarantees, both financial and structural, so you are fully protected from the moment you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























Domaine de l'Ardoise  
74110 - MORZINE



### PLAN MASSE

#### LÉGENDE

- Gazon
- Cheminement piétons
- Toiture bac acier
- Voies véhiculaires en enrobé
- Emprise bâtiment
- Constructions voisines
- Accès véhiculaires
- Accès piétons logements
- Limite de propriété - assiette foncière
- Limite de parcelle
- Pente descendante
- Entrochement, mur soutènement, muret
- Espace poubelles

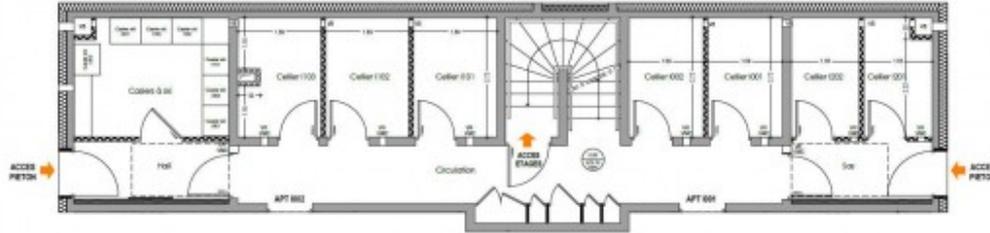
VERSION 02



SARL Domaine de l'Ardoise  
44 allée des ardoises  
74110 MORZINE  
Origami Architectes  
24 Chemin du Pré Canté  
74100 MULLIN



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



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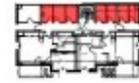


Domaine de l'Ardoise  
74110 - MORZINE



BATIMENT  
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ETAGE  
RDC



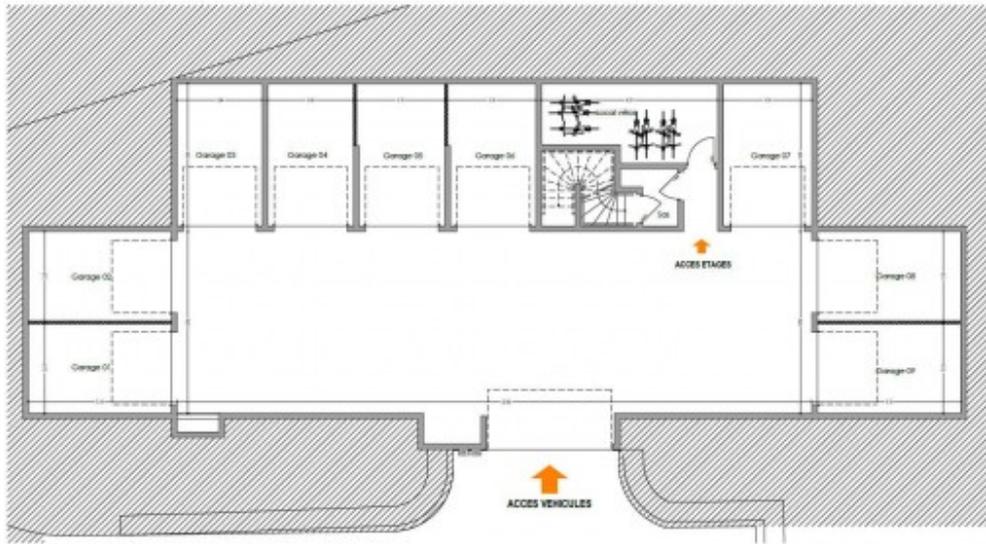
NUMERO CELLIER	SURFACES
Cellier 001	4,60 m <sup>2</sup>
Cellier 002	4,58 m <sup>2</sup>
Cellier 001	5,15 m <sup>2</sup>
Cellier 002	5,15 m <sup>2</sup>
Cellier 003	4,99 m <sup>2</sup>
Cellier 001	3,97 m <sup>2</sup>
Cellier 002	4,20 m <sup>2</sup>

VERSION 02



ADRI. Direction de l'Ardoise  
44, allée des ardoisiers  
74560 SICHENHEIM

Origine Architectes  
25, chemin du Pré Carré  
30240 MULLAN



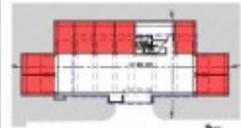
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Domaine de l'Ardoise  
74110 - MORZINE



BATIMENT I ETAGE SSOL



NUMERO GARAGE SURFACES

NUMERO GARAGE	SURFACES
Garage 01	16,37 m <sup>2</sup>
Garage 02	16,37 m <sup>2</sup>
Garage 03	15,50 m <sup>2</sup>
Garage 04	15,56 m <sup>2</sup>
Garage 05	15,76 m <sup>2</sup>
Garage 06	15,76 m <sup>2</sup>
Garage 07	16,09 m <sup>2</sup>
Garage 08	16,37 m <sup>2</sup>
Garage 09	16,37 m <sup>2</sup>

VERSION 01



SARL, Domicile de l'Ardoise  
45 allée des ardoises  
74110 MORZINE

Original Architectes  
24, chemin du Pré Cant  
74100 MULLIN