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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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Domaine de l'Ardoise, Chalet F

Morzine, Morzine, Portes Du Soleil

1 120 000 €uros



Contact

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Key Features

Price	1 120 000 €uros
Status	FOR SALE
Last updated	13/01/2025
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	5
Bathrooms	5
Floor area	135.2 m ²
Land area	91 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	2 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 seven gorgeous chalets, each with its own private terrace and garden in landscaped surroundings. More specifically, three 5-bedroom detached properties are available, each with a private garage, and there are also four semi-detached properties of either three or four bedrooms. The chalets range in price from €700 000 for a three-bedroom, two bathroom semi-detached chalet with a surface area of 88m², up to €1 330 000 for a detached five bedroom, 4 bathroom property with a surface area of 150m². The price of each chalet 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 chalet 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 chalet has a private terrace and one or more balconies 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 chalets is an extremely attractive wood and traditional plaster finish, and the surrounding land will be landscaped to provide walkways and footpaths between the properties 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, four of the chalets have a private garage, and buyers of those without may choose to purchase a separate garage in the basement of the neighbouring apartment block for an additional €30,000. Outside on-street parking is also provided, as well as parking between the individual chalets.

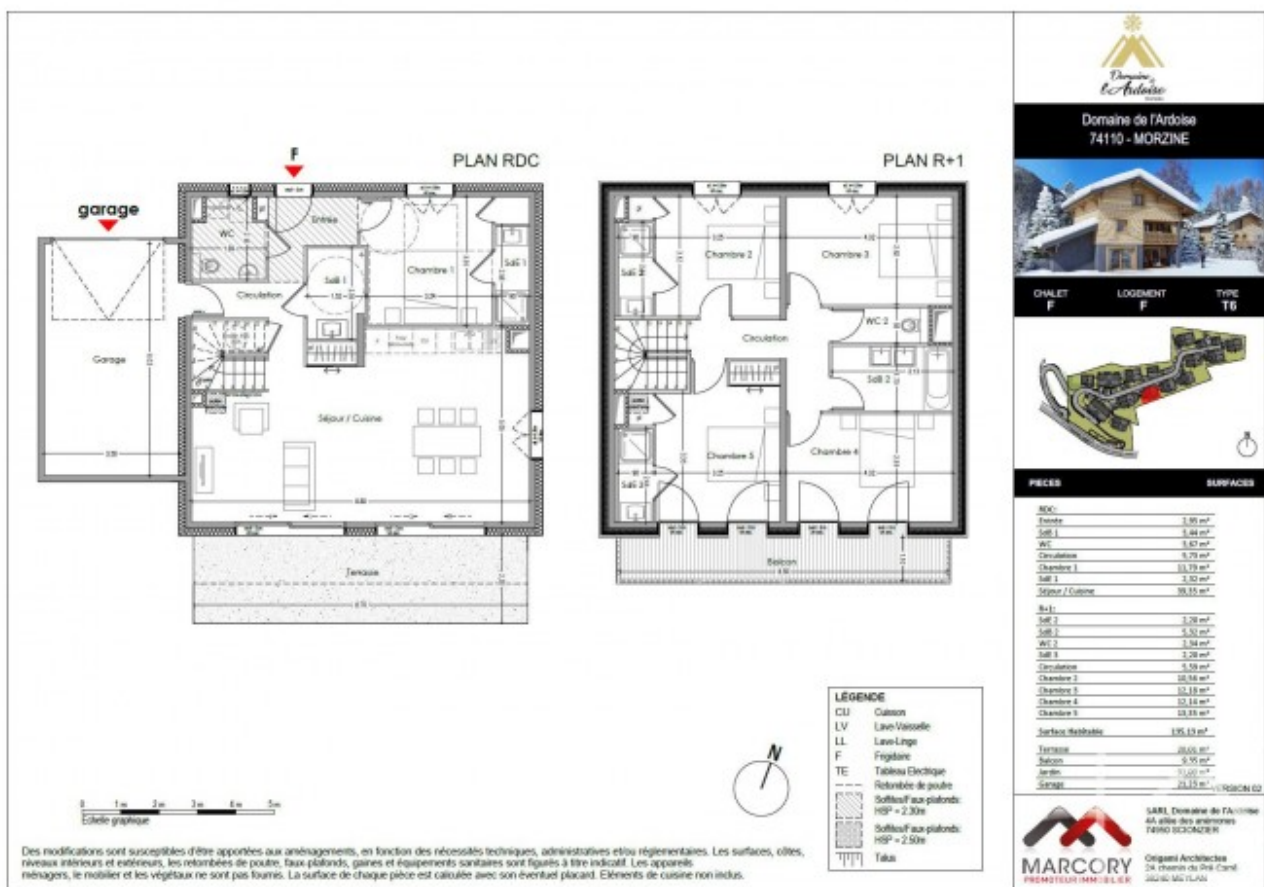
Chalet F is a well-designed 5 bedroom/4-bathroom property with a garden. On the ground floor, the entranceway is home to a guest WC and laundry facility and direct access to the garage. The hallway also leads through to the first bedroom with en suite shower room. Moving into the main body of the chalet, the open-plan living area, with fully

equipped kitchen, is generous at just short of 40m², with two sets of sliding patio doors leading onto the terrace of 20m² and into the small garden. Upstairs, there are four bedrooms, two with en suite shower rooms, and two that share a family bathroom with bathtub, and a separate WC. Chalet F has a total surface area of 135m² and also comes with a 21m² garage.

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.



















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
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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.