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# Domaine de l'Ardoise, Chalet H2

**Morzine, Morzine, Portes Du Soleil**

**920 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	920 000 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>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	118.1 m <sup>2</sup>
<b>Land area</b>	65 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<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 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 88m<sup>2</sup>, up to €1 330 000 for a detached five bedroom, 4 bathroom property with a surface area of 150m<sup>2</sup>. 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 H2 is a delightful semi-detached four-bedroom chalet. On the ground floor, the entranceway is home to a guest WC, and leads through into a spacious open-plan living area of almost 35m<sup>2</sup>, with fully equipped kitchen. Patio doors lead from the living room onto the large 11.5m<sup>2</sup> balcony. Upstairs on the first floor, there are three

bedrooms, one with an en suite shower room and two that share a family bathroom with bathtub and WC. Two of the bedrooms have direct access onto the balcony. On the second floor, there is a further bedroom and a bathroom with bathtub and WC, as well as an attic space. Chalet H2 has a total surface area of 118.16m<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.

**H2**  
PLAN RDC

PLAN R+1

PLAN COMBLES

0 1m 2m 3m 4m 5m  
Echelle graphique

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 retombées de poutre, 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.

**LEGÈNDE**  
 CUJ Cuisine  
 LV Lave-Vaisselle  
 LL Lave-Linge  
 F Frigidaire  
 TE Tableau Electrique  
 Retombée de poutre  
 Soffites/ faux-plafonds: HSP = 2.50m  
 Soffites/ faux-plafonds: HSP = 2.50m  
 Tiles

**Domaine de l'Ardoise**  
74110 - MORZINE

CHALET H2  
LOGEMENT H2  
TYPE T3

**PRICES** SURF HABITABLE <math>\times 1000</math>

Room	Surface
Entrée	3,45 m <sup>2</sup>
SdB L / WC	6,89 m <sup>2</sup>
Séjour / Cuisine	35,76 m <sup>2</sup>
Bd	
SdB 2 / WC	5,14 m <sup>2</sup>
Sal	2,17 m <sup>2</sup>
Circulaire	2,89 m <sup>2</sup>
Chambre 1	9,03 m <sup>2</sup>
Chambre 2	9,90 m <sup>2</sup>
Chambre 3	10,89 m <sup>2</sup>
Comble(s)	
SdB 3 / WC	7,90 m <sup>2</sup>
Terrace(s)	3,20 m <sup>2</sup>
Chambre 4	19,01 m <sup>2</sup> 5,34 m <sup>2</sup>
Sanctuaire	5,65 m <sup>2</sup> 9,21 m <sup>2</sup>
<b>Surface Habitable</b>	<b>118,36 m<sup>2</sup></b>
Raison 2 (RDC)	11,51 m <sup>2</sup>
Raison 2 (R+1)	5,27 m <sup>2</sup>
<b>Surface</b>	<b>135,14 m<sup>2</sup></b>

**MARCORY**  
PROMOTEUR IMMOBILIER

Original Architectes  
3A chemin du Petit Cant  
74142 00114/01



















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



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