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## Appt. Aiglon 7

**Morzine, Morzine, Portes Du Soleil**

**545 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	545 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/07/2025
<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>	69.5 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	400 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	12
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (128)
<b>CO2 emissions</b>	D (38)
<b>Agency fees</b>	Paid by the seller

## Property Description

L'Aiglon 7 is a superb two bedroom apartment with additional bunk-room on the first floor of a small, stylish development of only 12 individual apartments, just a short walk from the ski lifts and Morzine town centre.

The property is currently part of a managed leaseback arrangement, which makes it an ideal investment opportunity for someone wanting the assurance of a very reasonable return with the flexibility of discounted use for the owner. Each apartment owner is a shareholder in the management company, so the property is managed with the owners' interests foremost. Since the running expenses of the apartment come out of the rental income, the owner can simply enjoy the property during holiday times leaving it to earn a steady return throughout the rest of the letting season.

The leaseback arrangement has generated a good return for owners which has been growing over the years, and is currently standing at 3-4%. The arrangement finishes at the end of 2027, after which it is envisaged that a more flexible period of ownership will be combined with current management services to maintain the capacity to create good income levels.

The apartment provides around 75m<sup>2</sup> of luxury living space including an open plan fully fitted kitchen, lounge and dining area with log burning stove. There are also two double bedrooms with en suite bathroom facilities, a generous corner for bunkbeds, and a separate wc.

The balcony overlooks the town centre, and is accessed from the lounge and also one of the bedrooms. The apartment is stylishly fitted out and is sold fully furnished.

There is plenty of storage space in the apartment, as well as a ski locker externally, and the residence offers secure underground parking.

The Aiglon apartments benefit from an attractive reception and communal lounge, with wi-fi connection, and access to a large decked area and landscaped garden. In the basement of the building, local company Mountain Rehab offers massage treatments, Pilates and yoga classes and a brand new gym facility with discount for Aiglon owners.

Overall, L'Aiglon 7 combines luxurious holidays for the owner and a real income return!

The property is covered by the copropriété rules.

























