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# Appts. Les Chalets de l'Orsa, T3

**Morillon, Samoëns & Vallée, Grand Massif**

**415 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	415 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/10/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Morillon
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	62.2 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Nearest skiing</b>	160 m
<b>Nearest shops</b>	210 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	17
<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

Set in the scenic Giffre Valley, Les Chalets de l'Orsa offers a unique opportunity to own a luxurious apartment in the heart of the charming village of Morillon. Due for completion in late 2025, this development includes two chalet-style buildings with a total of 17 apartments (of 1 to 4 bedrooms), combining traditional Savoyard architecture with modern conveniences.

Just steps from the village centre, the residence provides easy access to shops, restaurants, and year-round events. In winter, enjoy close access to the Grand Massif. In the summer, Morillon becomes a haven for outdoor activities such as hiking, mountain biking, and fishing, not to mention activities around its local lake.

Each apartment features spacious layouts, premium finishes, fitted kitchens, underfloor heating and are energy-efficiently conscious following the latest thermic insulation standards RT 2020.

Les Chalets de l'Orsa offers the perfect blend of alpine tradition and modern comfort for a year-round mountain lifestyle.

Apartment B102 is a spacious 2-bedroom apartment located in Building B, designed with modern comfort and style in mind. Upon entering, you are greeted by an entrance hall leading to a separate WC, which includes a suspended toilet and a hand basin with a mixer tap. The apartment also features a bathroom and an open-plan kitchen/living area that opens onto an 8.22 m<sup>2</sup> east-facing balcony, perfect for enjoying the morning light.

The apartment is equipped with electric shutters, smooth white walls, and floating wooden ceilings with integrated spotlights. The bathroom is painted in a matte finish and includes grey ceramic tiling and a towel rail.

The heating system is an underfloor wet system, controllable remotely for added convenience. The kitchen includes laminated countertops and offers buyers the option to choose their preferred cupboard finishes. Appliances are also included.

The living area and bedrooms are fitted with mountain-style laminated parquet flooring, adding to the chalet ambiance. Additional amenities include the option for covered parking, a private cellar, access to a dedicated ski locker, and a locker in the shared bike storage. The residence is connected to mains drains, and heating is supplied via an individual gas burner system for maximum efficiency..

Underground parking is available for an additional €15,000 TTC

Additionally, the apartment benefits from reduced notary fees (3% instead of the usual 8%) and is covered by a 10-year insurance guarantee, offering peace of mind and long-term protection.

[Appts. Les Chalets de l'Orsa, T2](#)

[Appts. Les Chalets de l'Orsa, T2 cabine](#)

[Appts. Les Chalets de l'Orsa, T3 cabine](#)

[Appts. Les Chalets de l'Orsa, T4](#)

The property is covered by the copropriété rules.







PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

# Les Chalets de L'ORSA - B102



Plan Masse



Façade Est



Façade Sud



Appartement B102	
Nom	Surface
Chambre 01	9.87 m <sup>2</sup>
Chambre 02	9.60 m <sup>2</sup>
Cuisine - Séjour	32.85 m <sup>2</sup>
Entrée	5.78 m <sup>2</sup>
Salle de bains	3.05 m <sup>2</sup>
WC	1.24 m <sup>2</sup>
	62.19 m <sup>2</sup>

Baïcon : 10.10 m<sup>2</sup>