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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appts. Les Chalets de l'Orsa, T3 cabine

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

**438 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	438 000 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>	60.5 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.

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.

T3 cabins:-

Apt	Facing	Size m2	Price inc VAT	Floor
B103	S+W	60.54	€ 438,000	1st
A102	E	66.69	€ 447,000	1st
B001	E+N	73.17	€ 499,000	ground
B101	E+N	69.91	€ 507,000	1st
A202	E+N	74.54	€ 517,000	2nd

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

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

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

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

The property is covered by the copropriété rules.

## A202





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL



# Les Chalets de L'ORSA - B103



Plan Masse



R+1 BAT B - App B103



Façade Sud



Façade Ouest

Appartement B103	
Nom	Surface
Chambre 01	9.38 m <sup>2</sup>
Chambre 02	10.02 m <sup>2</sup>
Coin nuit	3.96 m <sup>2</sup>
Entrée	3.87 m <sup>2</sup>
Salle d'eau	1.66 m <sup>2</sup>
Salle de bains	2.77 m <sup>2</sup>
Séjour/cuisine	27.51 m <sup>2</sup>
WC	1.37 m <sup>2</sup>
	60.54 m <sup>2</sup>
Balcon 1	6.65 m <sup>2</sup>
Balcon 2	6.69 m <sup>2</sup>

# Les Chalets de L'ORSA - A102



Plan Masse



Façade Est



Façade Nord



R+1 BAT A - App A102

Appartement A102	
Nom	Surface
Chambre 01	11,17 m <sup>2</sup>
Chambre 02	10,47 m <sup>2</sup>
Coin nuit	4,28 m <sup>2</sup>
Cuisine - Séjour	23,92 m <sup>2</sup>
Dégaragement	3,25 m <sup>2</sup>
Entrée	5,06 m <sup>2</sup>
Salle d'eau	2,34 m <sup>2</sup>
Salle de bains	4,67 m <sup>2</sup>
WC	1,53 m <sup>2</sup>
	66,69 m <sup>2</sup>

Balcon 1 : 4,96 m<sup>2</sup>

Balcon 2 : 8,38 m<sup>2</sup>

# Les Chalets de L'ORSA - B001



Plan Masse



Façade Est



Façade Nord



Appartement B001	
Nom	Surface
Chambre 01	9.41 m <sup>2</sup>
Chambre 02	12.34 m <sup>2</sup>
Coin nuit	5.56 m <sup>2</sup>
Cuisine - Séjour	27.25 m <sup>2</sup>
Dégagement	7.07 m <sup>2</sup>
Entrée	3.10 m <sup>2</sup>
Salle d'eau	2.76 m <sup>2</sup>
Salle de bains	3.50 m <sup>2</sup>
WC	2.15 m <sup>2</sup>
	73.17 m <sup>2</sup>
Terrasse 2: 61 m <sup>2</sup>	



# Les Chalets de L'ORSA - B101



Plan Masse



Façade Est



Façade Nord



Appartement B101	
Nom	Surface
Buanderie	2.26 m <sup>2</sup>
Chambre D1	9.38 m <sup>2</sup>
Chambre D2	12.26 m <sup>2</sup>
Coin nuit	5.72 m <sup>2</sup>
Cuisine - Séjour	27.27 m <sup>2</sup>
Dégagement	5.52 m <sup>2</sup>
Salle d'eau	2.78 m <sup>2</sup>
Salle de bains	3.49 m <sup>2</sup>
WC	1.24 m <sup>2</sup>
<b>Total</b>	<b>69.51 m<sup>2</sup></b>

Balloon : 8.31 m<sup>2</sup>

# Les Chalets de L'ORSA - A202



Plan Masse



Façade Est



Façade Nord



Appartement A202	
Nom	Surface
Celler	3.78 m <sup>2</sup>
Chambre 01	13.14 m <sup>2</sup>
Chambre 02	9.05 m <sup>2</sup>
Coin nuit	6.16 m <sup>2</sup>
Cuisine & Séjour	27.64 m <sup>2</sup>
Entrée	5.96 m <sup>2</sup>
Salle d'eau	3.40 m <sup>2</sup>
Salle de bains	3.49 m <sup>2</sup>
WC	1.93 m <sup>2</sup>
	74.54 m <sup>2</sup>

Balcon 1 : 4.78 m<sup>2</sup>  
 Balcon 2 : 16.13 m<sup>2</sup>

# B 103





**A102**





**B101**