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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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Appt. Clos des Cimes

Essert Romand, Morzine, Portes Du Soleil

649 000 €uros



Contact

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Key Features

Price	649 000 Euros
Status	FOR SALE
Last updated	24/04/2026
Area	Portes Du Soleil
Location	Morzine
Village	Essert Romand
Bedrooms	4
Bathrooms	3
Floor area	116.6 m ²
Land area	81 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	3 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Number of lots	10
Procédure en cours	No
Energy efficiency rating	C (106)
CO2 emissions	C (21)
Agency fees	Paid by the seller

Property Description

Set within the peaceful alpine village of Essert-Romand, just minutes from Morzine and Les Gets, this beautifully designed three-bedroom duplex apartment, with additional coin montagne, offers the perfect blend of contemporary comfort and mountain charm.

The apartment is brand new, and therefore also benefits from reduced notaires' fees of only 2-3% (instead of 7-8%) on the purchase, which represents a real saving!

Located on the first floor of a residence of just 10 properties, the apartment spans 116.00 m² of living space across two levels offering exceptional light and space.

On the upper floor, a generous open-plan living room and kitchen (33.9 m²) is ideal for entertaining and relaxing. The fully fitted Cuisinella kitchen has built-in appliances including induction hob, extractor hood, integrated dishwasher, multifunction electric oven, microwave, and combined fridge/freezer. There is also a spacious bedroom with en-suite bathroom on this floor.

The ground floor has three further bedrooms, one a large bunk room, and two additional contemporary bathrooms.

Outside, in addition to the balcony and terraced areas, the apartment also has a private garden – outdoor living space perfect for al fresco dining, children's play, or enjoying the mountain air and lovely views from morning to evening.

On the practical front, there is a private cellar for storage and a ski locker, and the apartment is sold with one open-air parking space.

The perfect property for peaceful holidays, year-round living, or for generating a rental income. For buyers with a long-term rental project in mind, the possibility of reclaiming the VAT on the purchase of this property exists - a potential saving of 20% on the presentation price!

The property is covered by the copropriété rules.











PROPOSITION HOME STAGING 3D - NON CONTRACTUEL





