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# Domaine de l'Ardoise, Chalet G1

**Morzine, Morzine, Portes Du Soleil**

**710 000 €uros**



## Contact

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# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 710 000 Euros       |
| <b>Status</b>                   | FOR SALE            |
| <b>Last updated</b>             | 27/04/2024          |
| <b>Area</b>                     | Portes Du Soleil    |
| <b>Location</b>                 | Morzine             |
| <b>Village</b>                  | Morzine             |
| <b>Bedrooms</b>                 | 3                   |
| <b>Bathrooms</b>                | 3                   |
| <b>Floor area</b>               | 88.7 m <sup>2</sup> |
| <b>Land area</b>                | 51 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 88m2, up to €1 330 000 for a detached five bedroom, 4 bathroom property with a surface area of 150m2. 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 G1 is a delightful semi-detached three-bedroom chalet with a small garden. On the ground floor, the entranceway is home to a guest WC and laundry room, and leads through into a spacious open-plan living area of 33m2, with fully equipped kitchen. Patio doors lead from the living room onto a patio and small garden area.

Delivery of this part of the Domaine de l'Ardoise programme is due in the first half of 2024.





























