

Ski in ski out 4 bedroom duplex apartment, Morillon Les Esserts for access to Flaine and the Grand Massif.



## INFORMATION

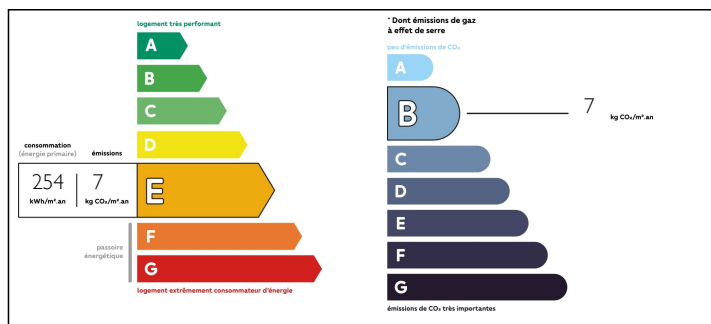
Town:	Morillon
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	116 m2
Outside Space:	15 m2

## IN BRIEF

This spacious 116 sq m duplex at Les Esserts offers stunning views of the ski station and Criou mountain. It is larger than average and features an open plan living space, a second living room upstairs, and ski-in ski-out access in a quiet location. • 1st level: Private, north-west facing entrance terrace; open plan living room with wood-burning stove; dining area and kitchen; double bedroom, south-east facing balcony; WC; bathroom; storage cupboard. • 2nd level: 3 double bedrooms, one ensuite and one with a large storage cupboard; separate shower room/WC; 2nd living room area with access to another balcony. • Residents car park; ski locker; cave. The apartment has a successful rental business which could be continued. The family ski station of Morillon Les Esserts provides access to the impressive Grand Massif ski domain and it's 265 km of snow-sure pistes. The domain consists of Flaine, Samoens, Les Carroz and Morillon. \*Brand new six seater chairlift...



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

### Highlights:

- Four bedrooms, two living rooms and three balcony areas.
- Great views over the ski station and views of the Criou.
- Larger than average apartment compared to most at Les Esserts.
- Large open plan living space.
- Duplex apartments are highly sought after.
- Ski-in ski-out but in a quiet location at Les Esserts overlooking the pistes.
- Lots of natural light.
- The building has been well-maintained by the property management company and the facade was recently refreshed.

The pretty ski station of Les Esserts is surrounded by pine forest, and part of the famous Grand Massif ski area with its 265km of pistes. With a high point of 2500 metres, mostly north-facing slopes, and close proximity to Mont Blanc and the microclimate it generates, this is one of France's most snow-sure ski domains. All the slopes at Morillon are north-facing so they keep their snow well.

The resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif. It's also possible to ski down to Morillon village when conditions are favourable.

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

### Nearby attractions

Morillon village and leisure space...