

RESIDENCE L'HÉRITAGE MORZINE



THE CHARM OF A VILLAGE THE VIBRANCY OF A RESORT

Morzine is a prime destination in Haute-Savoie, located just 20 minutes from Avoriaz and close to Switzerland. With a wide range of restaurants, shops and activities, the village is a sought-after four-season resort labeled « Flocon vert » with numerous cultural events, markets, and festivals.

Surrounded by iconic peaks (Pointe de Nyon, Mont Chéry), renowned mountain passes (Joux Plane, Golèse), and crystal-clear lakes (Montriond, Mines d'Or), the resort offers breathtaking views and a natural setting that is perfect for outdoor enthusiasts and sports lovers (mountain biking, cycling, hiking, swimming and paragliding). In winter, the Portes du Soleil ski area, with its 307 slopes and 600 km of pistes, will delight ski enthusiasts.

YOUR OWN HOME OR AN INVESTMENT

Located on the snowfront in the heart of Morzine, just 150 meters from the ski lifts, L'HÉRITAGE offers 21 one- to four-bedroomed (T2 to T5) apartments. This is the perfect place to live, vacation or invest thanks to its strong rental potential.

L'HÉRITAGE Morzine

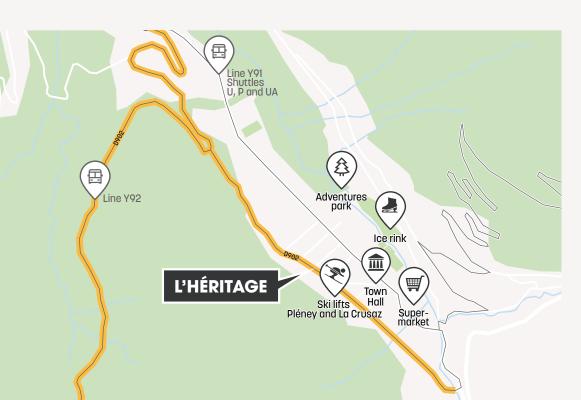












IN THE HEART OF THE RESORT

Immediately adjacent to all useful amenities, L'HÉRITAGE is located on Avenue de Joux Plane and Taille du Grand Mas, offering doorstep skiing with direct access to the Crusaz and Pléney ski lifts, located just 150 meters away!

WITHIN WALKING DISTANCE:

- Restaurants, shops, Carrefour Market, ESF ski school.
- Ice rink, tennis courts, summer toboggan run, watersports centre.

BY CAR (OR BICYCLE):

- · Lac de Montriond, 5 mins.
- Nyon cable car, 5 mins.
- · Lac des Mines d'Or, 15 mins.

BY BUS:

- Line Y91 from Thonon-les-Bains.
- · Line Y92 from Cluses.

BY TRAIN:

- Cluses railway station, 30 km.
- Thonon-les-Bains railway station, 33 km.

BY PLANE:

• Geneva airport, 1h30.

All distances and journey times are approximate. Source Google Maps.

L'HÉRITAGE Morzine





A PRESTIGIOUS LOCATION AND PREMIUM AMENITIES

Featuring a traditional chalet-style design, L'HÉRITAGE is a high-end residence offering 21 apartments, ranging from one- to four-bedroomed (T2 to T5). Drawing inspiration from local architecture and incorporating materials such as stone and wood, it blends seamlessly into its natural surroundings.

Outstanding comfort

The development offers sought-after amenities, including a fitness centre, covered parking and private cellar units, each equipped with a ski locker. The apartments are finished to the highest standards using quality materials, creating a cosy and inviting atmosphere. Large bedrooms and plenty of bathrooms ensure optimum comfort.

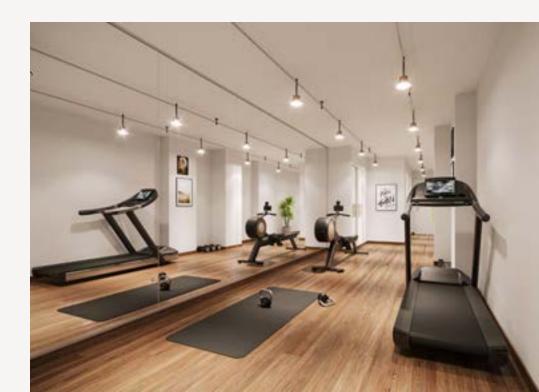
Natural light and unique views

The bright and spacious apartments are complemented by large balconies, perfect for enjoying sunny days and offering unobstructed views of the village and a stunning mountain panorama, including the Ressachaux and Nantaux peaks.









COMFORT AND ENERGY SAVINGS

Comfort

- 60 x 60 porcelain stoneware tiles in the living room and kitchen, 45 x 45 in the bathrooms, toilets, storerooms, and laundry rooms.
- · Floating laminate flooring in bedrooms.
- Wood panelling features on one wall in the living room and the master bedroom, as well as the ceilings in the top-floor apartments (according to specifications).
- Hot water is generated by a thermodynamic water heater, and heating is provided through electric underfloor heating. Alternatively, some apartments offer an individual heat pump system for both hot water and heating, with heat distributed via hydraulic underfloor heating.
- Bathrooms and shower rooms are equipped with an electric towel dryer, vanity unit with mirror and strip light, and a wall-mounted toilet.
- Fully-fitted kitchens.
- · Balconies and terraces with timber decking.

Équipements et sécurité

- Secure parking and cellar units.
- Elevator access to the basement.
- Entrance hall accessible via videophone or keypad.





UNE RÉSIDENCE LABELLISÉE RT 2012

Villes et Villages Créations is committed to improving the energy performance of its homes and the comfort of their occupants by complying with the RT 2012 standards.

From the design of the programme through to completion of the building work, verifications are made to ensure that the development complies with these demanding standards.







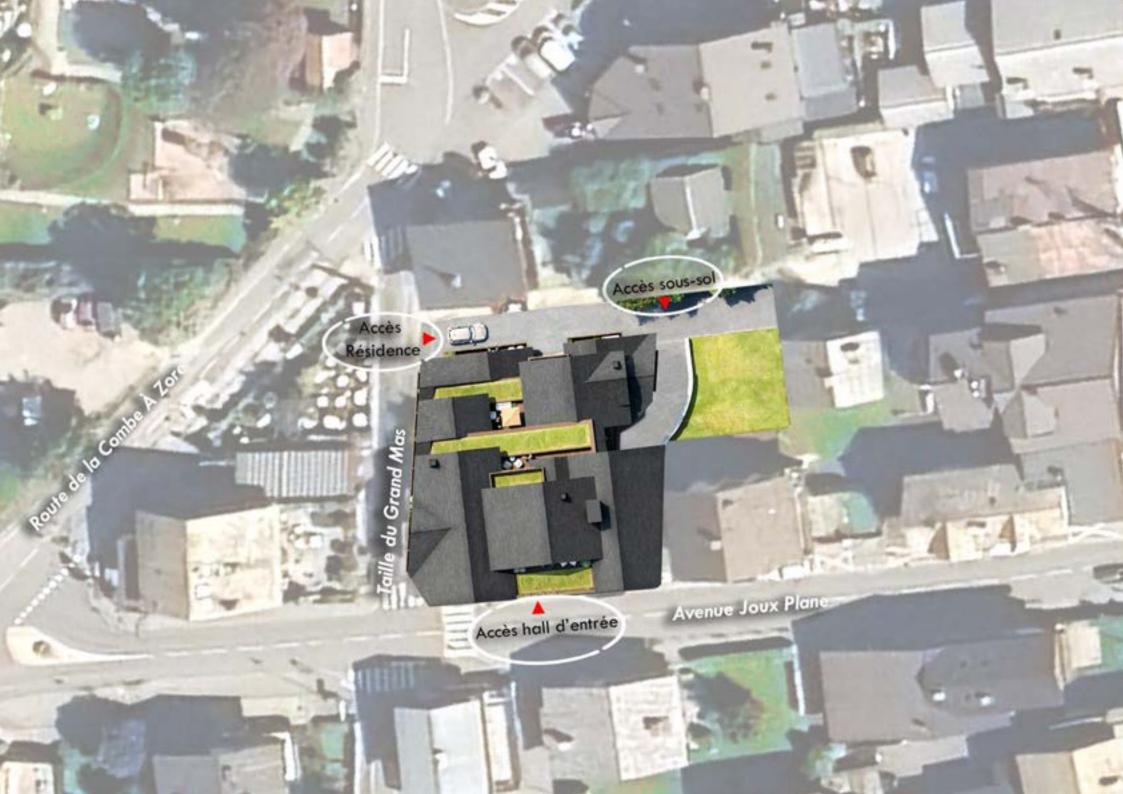




















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