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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. La Douchka

Avoriaz, Morzine, Portes Du Soleil

515 500 €uros



Contact

Contact **Marie-Anne Denicolo** about this property.

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Key Features

Price	515 500 Euros
Status	FOR SALE
Last updated	04/04/2024
Area	Portes Du Soleil
Location	Morzine
Village	Avoriaz
Bedrooms	2
Bathrooms	2
Floor area	48 m ²
Heating	Underfloor heating
Ski access	On piste
Nearest skiing	2 m
Nearest shops	2 m
Garage	None
Drainage	Mains drains
Taxe foncière	740.00 Euros
Annual charges	2036.00 Euros
Number of lots	293
Procédure en cours	No
Energy efficiency rating	G (625)
CO2 emissions	D (35)
Agency fees	Paid by the seller

Property Description

We are delighted to bring you this great package of two adjoining apartments right in the heart of Avoriaz - whether you are hoping to create the apartment of your dreams at altitude, or simply searching for a convenient investment opportunity, La Douchka is sure to hit the spot!

Comprising two separate apartments next door to one another, there is clear potential for enjoying all that Avoriaz has to offer in both winter and summer seasons without changing a thing - with one apartment available for family use, and one for generating a rental revenue, the advantages of this apartment 'package deal' are easy to see.

Alternatively, with a little imagination and the help of a local architect, La Douchka offers a rare chance to create a bespoke ski in-ski out apartment.

Situated on the fourth floor of the Douchka residence (with lift), each apartment of 24m² has an entrance with storage, a living area with sofa-bed, a kitchenette, a separate double bedroom, and a bathroom with wc and bathtub/shower. A balcony provides the perfect spot for admiring the breath-taking views of the ski area and mountainsides - all-in-all, the perfect bolthole for up to 4 people, and an excellent rental prospect.

Combining the two properties would give the option to create a two or three bedroom-apartment with two bathrooms, and a made-to-measure living space designed for you the way you would like it to be! A rare opportunity to acquire a holiday home or rental investment just a stone's throw from the centre of Avoriaz with its snowy slopes, horse-drawn carriages, ice-rink, the Aquariaz water park, summer mountain-biking, and much more besides.

Please note that there is no longer (since April 2024) a leaseback contract in place with Pierre & Vacances, giving freedom to use the apartments as you wish.

The property is covered by the copropriété rules.























