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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

|                                 |                    |
|---------------------------------|--------------------|
| <b>Price</b>                    | 515 500 Euros      |
| <b>Status</b>                   | FOR SALE           |
| <b>Last updated</b>             | 04/04/2024         |
| <b>Area</b>                     | Portes Du Soleil   |
| <b>Location</b>                 | Morzine            |
| <b>Village</b>                  | Avoriaz            |
| <b>Bedrooms</b>                 | 2                  |
| <b>Bathrooms</b>                | 2                  |
| <b>Floor area</b>               | 48 m²              |
| <b>Heating</b>                  | Underfloor heating |
| <b>Ski access</b>               | On piste           |
| <b>Nearest skiing</b>           | 2 m                |
| <b>Nearest shops</b>            | 2 m                |
| <b>Garage</b>                   | None               |
| <b>Drainage</b>                 | Mains drains       |
| <b>Taxe foncière</b>            | 740.00 Euros       |
| <b>Annual charges</b>           | 2036.00 Euros      |
| <b>Number of lots</b>           | 293                |
| <b>Procédure en cours</b>       | No                 |
| <b>Energy efficiency rating</b> | G (625)            |
| <b>CO2 emissions</b>            | D (35)             |
| <b>Agency fees</b>              | 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.































