



villes & villages
créations

RESIDENCE
L'ESTIVE
MORZINE



AN EXCEPTIONAL PANORAMA

Nestled in Haute-Savoie near the Swiss border, Morzine is a village resort that offers an authentic mountain lifestyle year-round, in a quiet and unspoiled environment.

A renowned four-season resort

Morzine is a lovely place both to live and vacation, thanks to its wide array of activities and amenities. In a stunning natural environment, you can enjoy the hiking trails and one of the world's premier mountain biking regions, as well as 69 ski slopes and access to 650 kilometres of runs spanning the 12 resorts of the vast Portes du Soleil ski area.

Prime location

L'ESTIVE boasts a prime location with uninterrupted views of the mountains and abundant sunshine.

YOUR OWN HOME OR AN INVESTMENT

L'ESTIVE is ideal for all types of projects, thanks to its choice of one- to four-bedroom apartments (T2 to T5) and four semi-detached chalets. The outstanding location and high-quality construction ensure it is a solid investment for the future.

L'ESTIVE | Morzine





CLOSE TO THE TOWN CENTRE

Whether by shuttle, bus or car, the residence offers quick access to the resort's centre, where you'll find an array of shops, amenities and leisure activities, together with the ski lifts that provide swift access to the Portes du Soleil ski area and its 12 resorts.

WITHIN WALKING DISTANCE:

- Bakery & cake shop.
- Bus-stop (Y91) - Shuttles (U, P and UA).

BY CAR (OR BICYCLE):

- Restaurants, shops and supermarkets, 5 mins.
- Ski lifts, 5 mins.
- Leisure: ice rink and adventure park, 5 mins.

BY BUS:

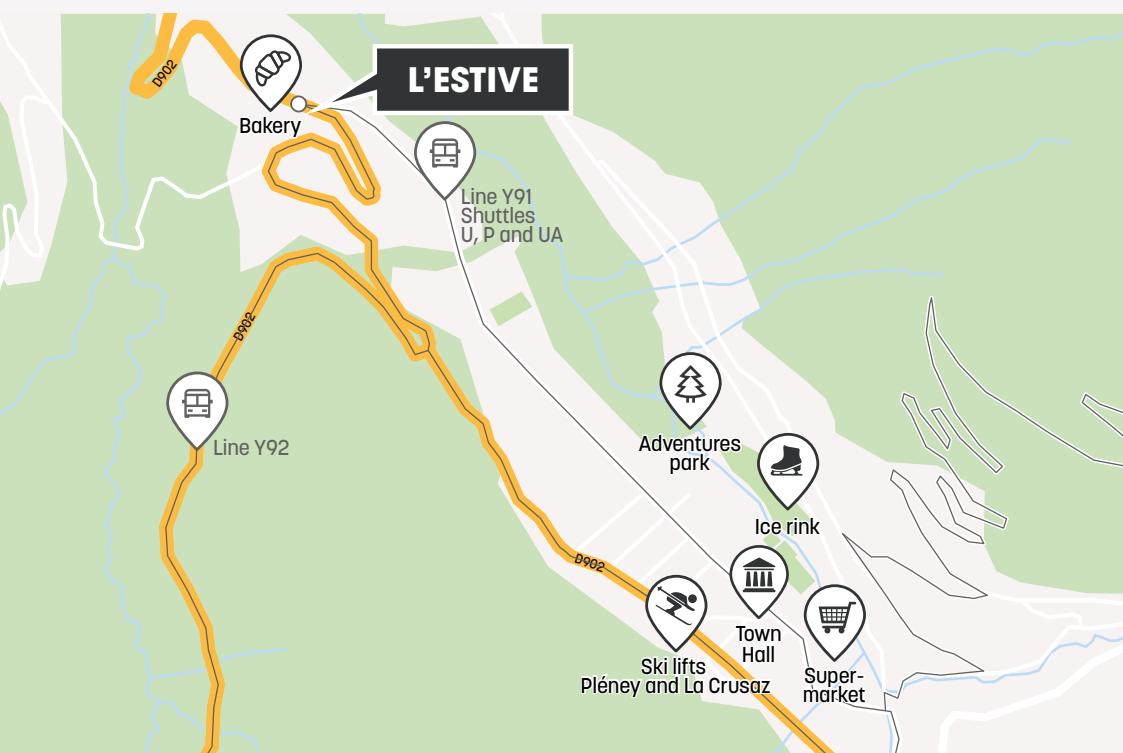
- Line Y91 from Thonon-les-Bains.
- Line Y92 from Cluses.

BY TRAIN:

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

BY PLANE:

- Geneva airport, 90 mins.



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MAJESTIC MOUNTAINS

This magnificent new development enjoys a privileged position at Le Pied de La Plagne, Morzine, with views over the Pointe de Nantaux to the north and the Pointe de Nyon and Ressachaux to the southeast.

Contemporary and traditional

With its gable roofs and natural-wood cladding, L'ESTIVE is in keeping with the local architectural style. This group of cosy, chalet-style buildings seamlessly blends in with the natural surroundings thanks to the clean lines and predominant use of wood. The apartments, ranging from T2 to T5 (one- to four-bedroomed) are filled with natural light and finished to the highest standards. Spread across eight small, three-storey buildings and four semi-detached chalets, each unit boasts a spacious living area and a balcony, terrace, or garden, allowing residents to fully benefit from the exceptional setting.

Comfort & well-being

L'ESTIVE is constructed to meet environmental standards rarely seen in the resort. This luxury residence is designed with a strong focus on interior comfort and features individual heat pumps. A pedestrian walkway and underground parking ensure easy access and convenience for residents.



A LUXURY RESIDENCE

L'ESTIVE offers the ultimate in comfort, with premium materials and high-end equipment that has been carefully selected. The finishes evoke the warmth and elegance of a contemporary chalet.

Comfort

- Porcelain stoneware tiles 60 x 60 in the living room/kitchen.
- Parquet flooring in bedrooms.
- Wooden joinery.
- Decorative wooden wall.
- Individual heat pump heating.
- Bathroom fitted with heated towel rail, vanity unit with mirror and strip light, wall-mounted WC.
- Balconies and terraces with timber decking.

Equipments

- Secured basement garages and parking spaces.
- Walkways between the buildings.
- Lift from the basement to the ground floor.
- Entrance hall access by videophone or digicode.

For BRS (joint and several lease) apartments, please refer to the terms and conditions and information leaflet available from the agency.

L'ESTIVE | Morzine

A RESIDENCE THAT MEETS RT 2012 STANDARDS

Villes et Villages Créations is committed to improving the energy performance of its housing and the comfort of occupants. A key focus is on thermal performance. L'ESTIVE fully complies with the RT 2012 certification.

From the program design to the end of construction, verifications are carried out to ensure the program complies with these demanding requirements.



THE “BAIL RÉEL SOLIDAIRE” - BRS 10 ONE-, TWO- AND FOUR-BE- DROOM DWELLINGS

Facilitating access to property

The Bail Réel Solidaire (BRS) is a scheme that has proved successful in several foreign countries and has recently been introduced in France. It has been created to make home ownership easier and is managed by various housing organisations (OFS), which are non-profit structures approved by the regional prefect.

The principle

Unlike a «standard» property purchase, which involves purchase of both the land and the property, a BRS means that ownership of the land is entrusted to the housing organisation. You only acquire the structure, the property with any outbuildings and car park, and you lease the land at a very affordable price. The total cost of your purchase is thus considerably reduced.

In practice

- The BRS can apply to an off-plan purchase (VEFA (vente) or to an existing property already covered by a BRS;

- You pay a monthly fee to lease the land;
- The property can only be sold to a purchaser who also qualifies for the BRS or to your OFS if no purchaser has been found after one year;
- Like any owner, you can carry out work in your property and you have to pay co-ownership charges.

Eligibility

BRS eligibility depends on your income and the number of people that are going to live in the property. Taxable income thresholds vary according to the geographical area (A, B or C). Your adviser will be able to help you check your eligibility. More information on subsidised property purchasing is available on the Ministry of Ecology website: www.ecologie.gouv.fr.

La Foncière
de Haute-Savoie

Each scheduled BRS property purchase is allocated to a specific housing organisation. For the 10 L'ESTIVE apartments, this OFS is the Foncière de Haute-Savoie.











Portes du Soleil
Ski & Bike



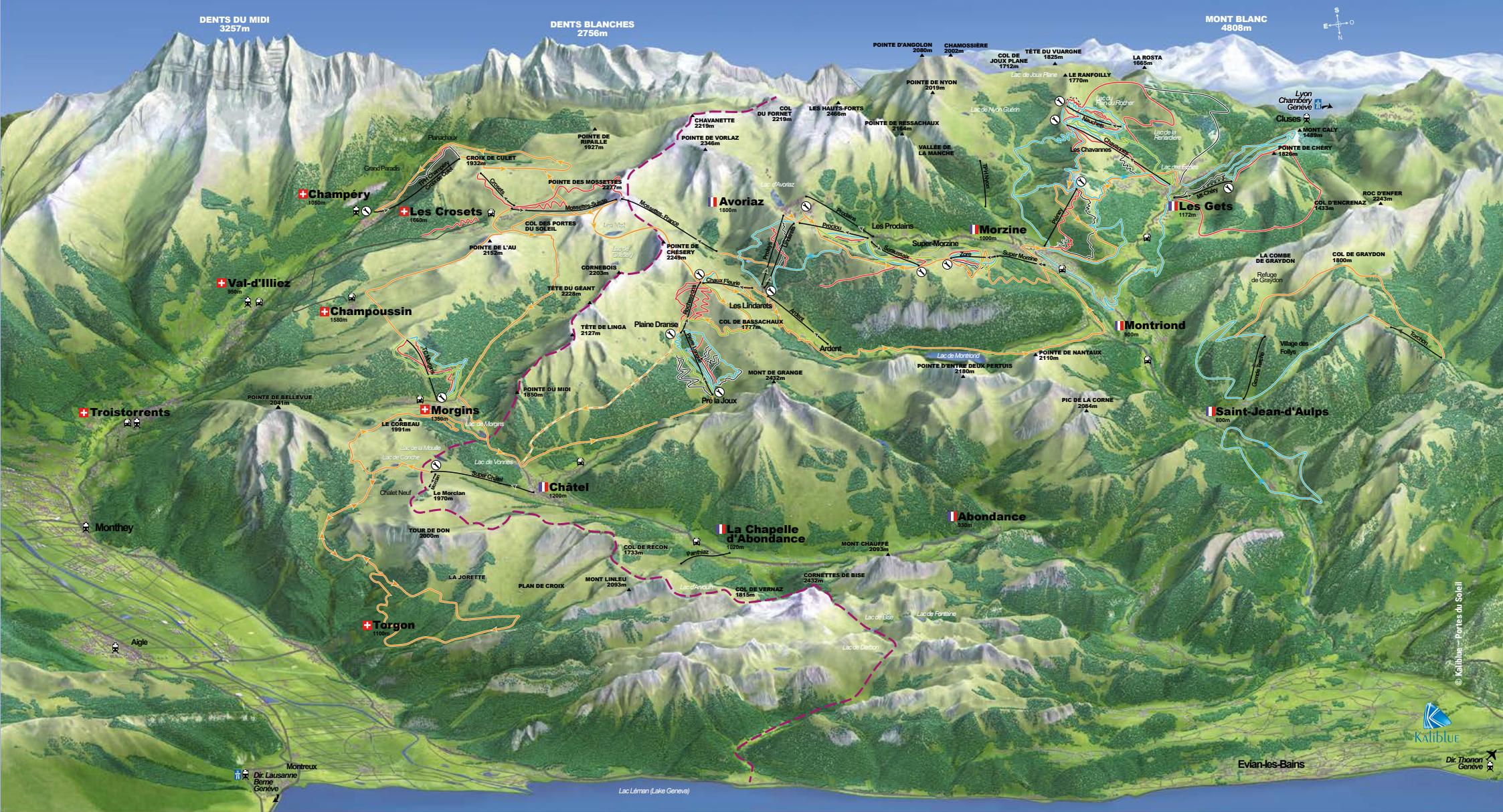


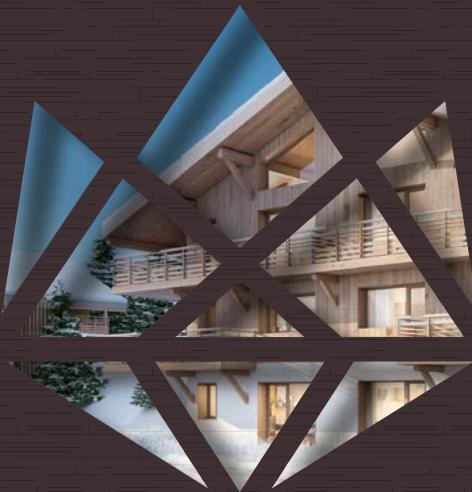












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See all our programs:
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