

MORGINS



Exceptional residence in the Portes du Soleil -
Alpine elegance

Price upon request



7.5



5



~532 m²

n° ref.

5075788.20436



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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE

Discover this exceptional property in Morgins, a charming alpine resort located on the French-Swiss border, in the heart of the Valais. It is part of the prestigious Portes du Soleil ski area, with over 650 km of pistes.

Ideal south-facing, this property benefits from some of the best sunshine in Morgins. Just a stone's throw from shops, restaurants and transport, it offers a living environment as practical as it is elegant.

The panoramic view of the majestic Alps and the resort creates a unique atmosphere, between luxury and nature.

Just 45 minutes from Lausanne, this prestigious pied-à-terre is perfect for regular stays as well as impromptu getaways.

The residence houses a top-of-the-range indoor swimming pool, equipped with massage jets, a counter-current swimming system and a water wall, for moments of absolute relaxation.

Noble materials, meticulous finishes, refined ambience: everything here evokes elegance and rarity. A unique opportunity in the Swiss Alps.

SURFACES

Living area	~ 532 m ²
Surface of parcel	~ 942 m ²
Balcony Surface	~ 19 m ²
Terrace surface	~ 373 m ²
Surface ground floor	~ 600 m ²

CARACTERISTICS

Number of flats	1
Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	5
Year of construction	2004
Year of restoration	2008
Second home	Authorized
Construction zone	zone faible densité

DISTANCES

Public transports	130 m
Primary school	355 m
Stores	235 m
Restaurants	350 m

DISTRIBUTION**Lower ground floor**

- Cloakroom/vestibule
- Ski room
- Corridor/storage room
- 2 master bedrooms with access to terrace and en-suite bathrooms
- Laundry room
- Cinema room
- Small storage room
- Technical room (computer and electrical cabinets)
- Double garage
- Technical room (pumping and ventilation)

Indoor swimming pool:

- Hydro massage and counter current swimming
- Decorative/ambient water wall
- Rest and relaxation area
- Shower area with showers
- Changing room
- Kitchenette
- Toilet

Upper ground floor

- Clearance/entrance
- Guest toilet
- Master suite with en-suite bathroom shower and whirlpool bath
- Kitchen open to dining room
- Living room with fireplace and access to balcony and terraces

1st floor

- 2 bedrooms (15m² and 20m²)
- Shower room/toilet
- Study
- Shower room with whirlpool bath, steam shower/toilet
- Open library with fireplace

Basement

- Storage room
- Storage area

Switzerland

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LOCATION

Treat yourself to the Portes du Soleil ski area, which brings together 8 French and 4 Swiss ski resorts! Whether in the summer light or under the white coat of winter, Morgins opens its doors to you for stays where relaxation and discovery are the watchwords.

And then there's the immediate proximity of the ski lifts, offering unrivalled ski-to-door access. Winter 2023-2024 saw the emergence of a new autonomous gondola lift, the second in Switzerland, propelling Morgins to the top of the most avant-garde resorts, with infrastructures adapted to all four seasons.

Fast access to the top of the mountain in summer and winter has never been easier thanks to this newly installed, fully automated gondola system

CONSTRUCTION

In immaculate condition, this exceptional property blends luxury and comfort with incomparable elegance. Every detail has been meticulously thought out to offer maximum comfort, harnessing the power and simplicity of home automation.

Managing your home becomes child's play, and running costs remain under control, kept at an extremely attractive level.

The cinema room will delight movie buffs and those in search of entertainment alike. Like the living room, it benefits from optimized acoustics for total comfort.

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NEIGHBOURHOOD

- Village
- Mountains
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Public swimming pool
- Sports centre
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Loggia
- Greenery
- Parking
- Garage
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Wine cellar
- Bicycle storage
- Ski storage
- CP-Shelter
- Storeroom
- Workshop
- Swimming pool
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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- Bath
- Alarm
- Code door
- Oversee camera
- Electric gate
- Fire alarm
- Home automation

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

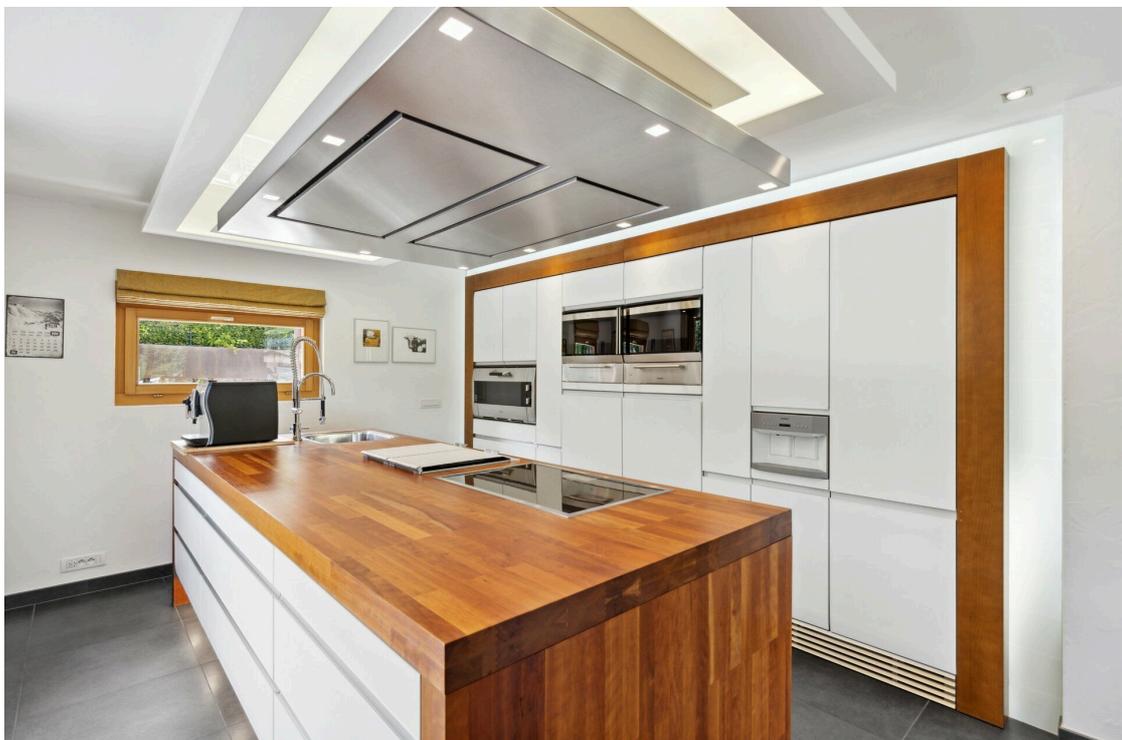
- Nice view
- Clear
- Unobstructed
- Mountains

STYLE

- Modern
- Character house



Kitchen with terrace access, opening onto dining room



Kitchen with terrace access, opening onto dining room



Indoor pool, shower, water wall



Indoor pool, shower area, cascade wall



Movie theater



Master suite



Bathroom master suite



Ground floor suite



Ground floor suite



Bathroom 1st floor



Bedroom 1st floor



Bedroom 1st floor



Terrace



Terrace



Terrace - lounge



Terrace - lounge