

# Apartment Batiáz

Region: Morzine Sleeps: 1 - 6

## Overview

Apartment Batiáz is strategically situated in the vibrant heart of Morzine, nestled within the enchanting French Alps. This exceptional apartment serves as an ideal home base for hitting the slopes and making the most of the great range of bars and eateries in town.

Located within a recently completed complex, Apartment Batiáz represents the epitome of modern living, seamlessly blending comfort and convenience. The contemporary retreat is meticulously designed, offering essential amenities for a relaxed stay. From a high-definition TV and high-speed Wi-Fi to eco-friendly toiletries and luxurious underfloor heating, every detail reflects a commitment to providing unparalleled comfort to guests.

The central focal point of this residence is its open-plan space, where an inviting L-shaped sofa and Smart TV await. On the other side of the room there is a fully-fitted kitchen adorned with the latest gadgets, including a dishwasher and coffee machine, plus a dining table which seats 6, a perfect setting for shared meals and gatherings. The spacious room extends onto a balcony, providing panoramic views of the nearby lodges and tree-topped mountains.

Thoughtfully designed to accommodate various needs, the apartment features three double bedrooms, one of which boasts an en-suite bathroom. The remaining two rooms share a contemporary family bathroom, ensuring comfort and convenience for all guests.

Beyond the inviting interiors, the apartment complex enhances the experience with access to a spectacular wellness area. Guests can indulge in relaxation with a sauna, jacuzzi, and steam room or maintain their fitness routine in the fully-equipped gym. For an extra touch of luxury, the option to book a private chef or savour freshly-prepared meals in the comfort of the apartment adds to the overall experience and allows you to fully unwind.

With the town centre just a short walk away, guests can effortlessly explore shops, cafes, and cozy eateries. Whether craving traditional cuisine or seeking high-end international restaurants, Morzine offers a diverse culinary scene. The evening entertainment extends to a selection of bars with live music and DJs, providing options for those wishing to extend their nights.



The ski opportunities in Morzine are exceptional, catering to both experts and beginners with a range of slopes and classes suitable for all ages and levels. Additionally, the area offers alternatives such as snowboarding, ice-skating, tobogganing, and snowshoeing, ensuring a well-rounded winter experience.

**The chalet is available year-round, but facilities, property and local amenities may vary depending upon season.**

## Winter | Ski Chalet

### December - April

Winter transforms Morzine into a snow-covered paradise, and Apartment Batiatz serves as an ideal base for winter sports enthusiasts. With exceptional ski opportunities catering to all skill levels, including snowboarding, ice-skating, tobogganing, and snowshoeing, guests can enjoy diverse activities amidst breathtaking Alpine scenery. After exhilarating days on the slopes, the apartment's cosy interiors beckon with inviting open-plan spaces, fully-fitted kitchens, and panoramic views from the balcony. Relaxing in the wellness area's sauna, jacuzzi, and steam room or maintaining fitness routines in the gym ensures that guests can unwind and recharge for the next day's adventures.

## Summer | Alpine Chalet

### July - August

As summer unfolds, Apartment Batiatz continues to enchant guests with its scenic surroundings and array of outdoor activities. The French Alps come alive with lush greenery, offering hiking, mountain biking, and picnicking opportunities amidst nature's splendour. Guests can explore the town's charming streets, visit local markets, and partake in cultural events and festivals. Morzine offers activities such as paragliding, rock climbing, and white-water rafting for those seeking adrenaline-fueled thrills. After a day of exploration, guests can return to the apartment to unwind on the balcony, savouring al fresco meals with panoramic views or indulging in relaxation at the wellness area. Whether winter or summer, Apartment Batiatz promises a truly unforgettable Alpine retreat for discerning travellers.

## Facilities

Summer Chalet • Chalet Apartment • Modern • Wellness • Self-Catered  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village •  
Walk to Restaurant • <1hr to Airport • Washing Machine • Dishwasher •  
Microwave • Coffee Machine • Smart TV • Satellite TV • TV •  
Sauna/Steam • Gym/Fitness Room • Heating • Parking Space •  
Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting •  
Golf Nearby • Tennis Nearby • Skiing • Winter Activities • Cycling •  
Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit &  
Activities • Tourist Towns & Villages • Historical Sites • Paragliding

# Interior & Grounds

## The Apartment

### Interior

- Living room with balcony access, L-shaped sofa, bookshelves and TV
- Fully-fitted kitchen with table seating 6, oven, hob, fridge freezer, dishwasher, coffee machine and coffee machine
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- 2 x bedroom with double-sized bed
- Bathroom with shower, sink and WC

### Outside Grounds

- Balcony
- Ski Locker
- Parking

### Additional Facilities

- WI-FI
- Underfloor heating
- HD TV
- Sound system
- Washing machine
- Tablet
- Cot and high chair
- Hairdryers



## Location & Local Information

Apartment Batiáz is a wonderful base for those on a getaway to Morzine in the French Alps. This setting assures visitors of a great range of experiences, merging stunning mountain vistas, thrilling winter sports, and the delightful ambiance of an alpine town. The offerings cater to both ski enthusiasts and those desiring a variety of activities amidst the awe-inspiring natural surroundings.

The town of Morzine, where the apartment is situated, is part of the famous Portes du Soleil ski area and features an impressive array of ski schools and slopes, accommodating all skill levels. Novices can explore gentle slopes in the Morzine-Les Gets sector, while more seasoned skiers can tackle challenging trails in Avoriaz. Renowned ski schools like ESF Morzine provide expert instruction, making it an ideal destination for learners. For those who prefer snowboarding, the presence of terrain parks and dedicated schools adds an exhilarating dimension to the winter sports experience.

Beyond the slopes, Morzine's town centre serves as a lively hub with charming streets adorned with shops, cafes, and restaurants. You will find everything you will need during your trip within the town. Visitors can tuck in to local dishes, enjoy a hot cocoa in a quaint cafe, or peruse unique offerings in boutique shops. The après-ski scene comes to life with a vibrant atmosphere, inviting relaxation and socialising after a day on the slopes, you can choose between pubs with live music or chic bars with DJs.

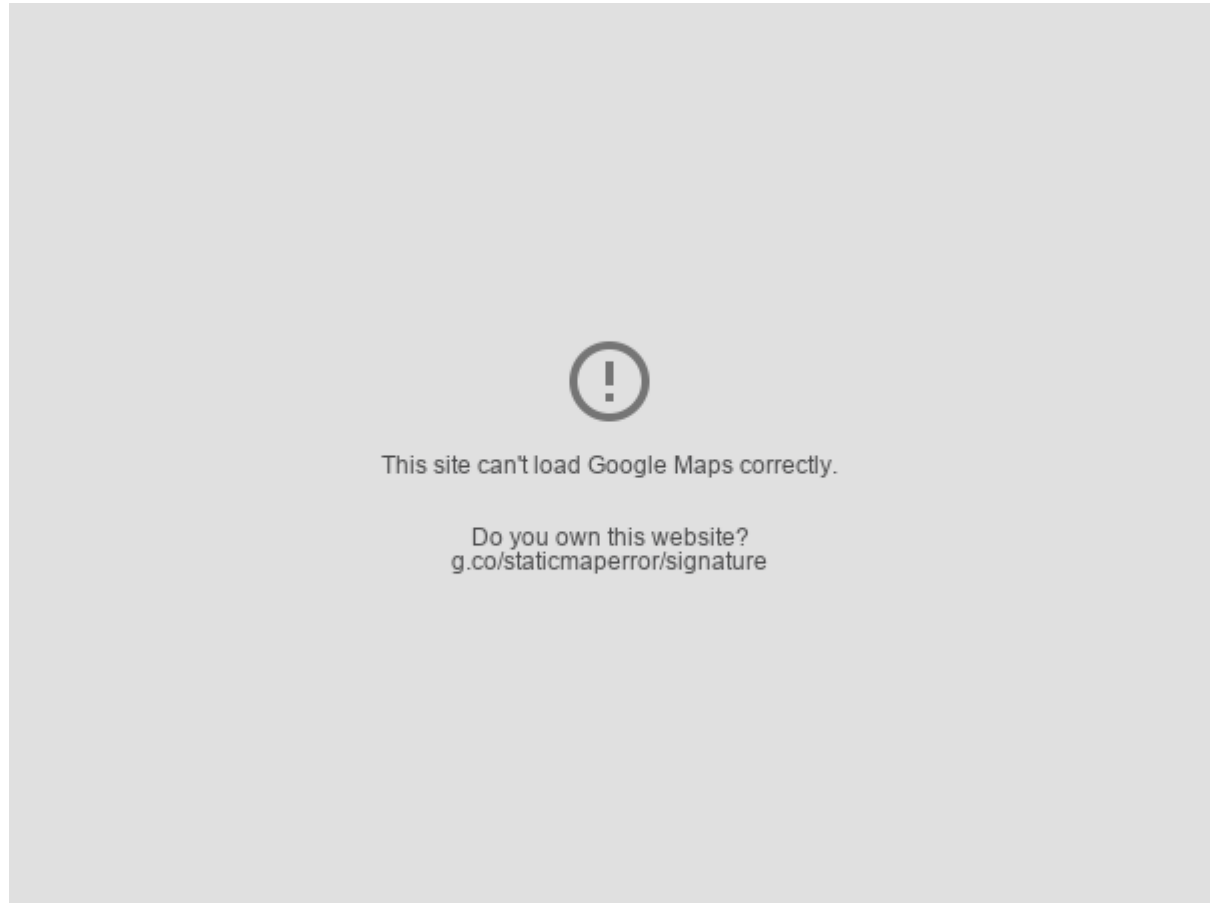
In the summer months, Morzine transforms into a haven for outdoor activities, offering hiking and mountain biking trails, paragliding adventures, and tranquil lakes for water activities. The town's allure extends beyond the winter season, providing a picturesque backdrop for leisurely strolls, cultural exploration, and delightful al fresco dining.

Day trips from Morzine unveil opportunities to explore neighbouring attractions. Les Gets, just 7km away, presents an alternative ski resort with well-maintained slopes and breathtaking alpine scenery. For those seeking an urban experience, a drive to the city of Geneva, approximately 60km away, promises cosmopolitan charm, iconic landmarks, and a taste of Swiss culture, whilst visiting, you can do a spot of shopping and head out on a boat trip on Lake Geneva.

**All-Year Activities**

**Winter Activities**

**Summer Activities**



- Paragliding
  - Ice Skating
  - Mountaineering
  - Heritage Tours
  - Fitness Courses
- Skiing
  - Ski Off Piste
  - Ski Touring
  - Ski la Vallee Blanche
  - Snowboarding
  - Cross Country Skiing
  - Ice Climbing
  - Dog Sledging
  - Heliski
  - Snowshoeing
  - Speed Riding
  - Ski Joering
  - Adaptive Skiing
  - Telemark
- Trekking and Hiking
  - Mountain Bike / eBike
  - Trail Running
  - Rock Climbing
  - Road Cycling
  - Water Sports
  - Golf / Mini-golf
  - Via Ferrata
  - Horse Riding
  - Adventure and Fun Parks
  - Tennis
  - Squash
  - Lake Swimming
  - Fishing
  - Paintballing

## Local Amenities

Nearest Airport	<b>Geneva Airport (80.2 km)</b>
Nearest Village	<b>Morzine (1.2 km)</b>
Nearest City	<b>Geneva (62.4 km)</b>
Nearest Train Station	<b>Cluses (29.7 km)</b>
Nearest Ski Hire	<b>Super Morzine (800 m)</b>
Nearest Train Station	<b>Bois Venants (900 m)</b>
Nearest Ski Hire	<b>Slopestyle Morzine (1.4 km)</b>
Nearest Lift	<b>Super Morzine (800 m)</b>
Nearest Track	<b>Bois Venants (900 m)</b>

Nearest Equipment Hire	<b>Intersport (1.9 km)</b>
Nearest Golf	<b>Golf Les Gets (11.3 km)</b>
Nearest Tennis	<b>Tennis Adventure Morzine (1.6 km)</b>
Nearest Supermarket	<b>Carrefour (1.4 km)</b>
Nearest Bar/Pub	<b>Dixie Bar (1.3 km)</b>
Nearest Restaurant	<b>Restaurant La Chamade (900 m)</b>

## What we love

- Apartment Batiáz is a new apartment set within a small, modern complex which overlooks the surrounding, sun-drenched mountains
- The apartment is ideal for three couples wishing to ski together as there are three double bedrooms and an open-plan living space
- The apartment building is well-equipped, there is a laundry room, wellness centre, gym and private parking on-site
- The nearest ski slopes, cafes, restaurants and attractions are in the centre of Morzine which is a short walk away

## What you should know...

- As the apartment on the top floor, some of the ceilings are sloping
- If you would like to utilise the fantastic gym and wellness area, it is open from 10.00-19.45 and there is a small charge
- Guests are asked not to host parties or loud gatherings in order to preserve the peace in the local area
- If you wish, you are able to book grocery deliveries or the services of a private chef



# Terms & Conditions

- Arrival time: 16:00 - 02:00

- Departure time: 10:00

- Security deposit: At the day of your arrival, please note that a security deposit of €500 will be pre-authorised on the credit card provided and released after departure, subject to full inspection.

- Energy costs included?: Yes, included in the rental price.

- Linen & towels included?: Yes, included in the rental price.

- Heating costs included?: Yes, included in the rental price.

- End of stay cleaning included?: Cleaning fee of €250. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- Internet access?: Wi-Fi internet access included.

- Internet access?: 4-7 nights, can vary between seasons.

- Changeover day: Flexible.

- Pets welcome?: Not allowed.

- Smoking Allowed?: Smoking & Vaping are not permitted.

- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

- Tax: French Visitors Tax payable alongside balance (typically costs €1-€5 per adult per night- please enquire if exact amount is required).

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