



## **2 bedroom apartment + sleeping area – Le Biot Centre**

**Price : 182 000 €**

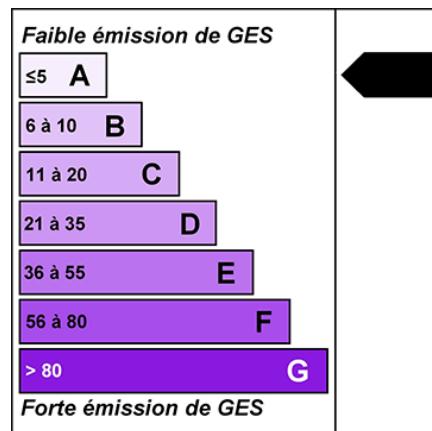
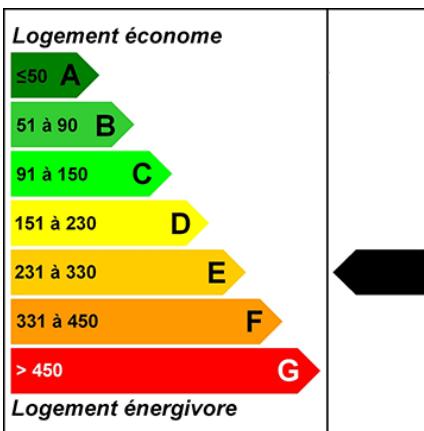
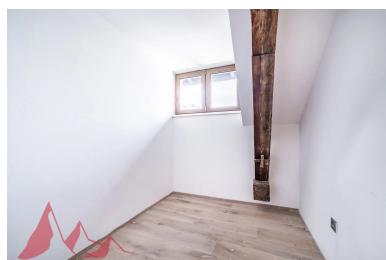
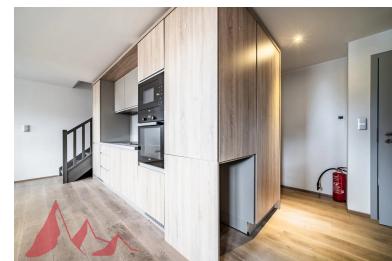
**Reference 86456334**

**Le Biot**  
**Apartment**  
**Bedrooms 2**  
**Habitable Area 49.58 m<sup>2</sup>**  
**DPE Energy Rating E**  
**Gas Rating A**

### **Description**

2 bedroom apartment + sleeping area - Le Biot Centre You're sure to fall in love! Discover this T3 Bis duplex apartment nestled in a character residence that has been meticulously renovated from top to bottom. Every detail, from the structure to the apartment's interior finishings, has been thought out and realized with top-of-the-range materials and top-quality products, guaranteeing optimal comfort, contemporary aesthetics and exceptional durability. This bright apartment comprises : A spacious living room: an open-plan living room/kitchen area, fully equipped with top-quality furniture and appliances. Finishes are impeccable. A carefully designed shower room: Modern shower, toilet and brand-name washbasin, testifying to the high level of renovation. A welcoming first bedroom. Upstairs, accessed via a carefully renovated staircase: A second spacious

bedroom. A practical mountain nook, perfect for extra sleeping or an office. The perfect balance between prestige and convenience Ideal for year-round accommodation or a long-term rental investment (low charges and high perceived value), this duplex enjoys a privileged location: Village of Le Biot: In the heart of this charming village, all amenities are on your doorstep (bakery, delicatessen, restaurant, pizzeria...) in less than 2 minutes on foot. Access to the Portes du Soleil: The shuttle bus stop for the slopes of St Jean d'Aulps, Morzine-Avoriaz or Les Gets is also less than 2 minutes away. Total comfort: The apartment comes with a private parking space, completing this rare property on the market. Don't miss this opportunity to acquire a property where quality was the only guiding principle in the renovation. For further information, please contact Morzine Immobilier. The natural geographic risks to which the property is exposed can be consulted on the [www.georisques.gouv.fr](http://www.georisques.gouv.fr) website.



DPE/Energy consumption:

GES/Greenhouse gas emission:

**277KWhEp/m2.an****8KgéqCO2/m2.an**

## Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1)** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2)** These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3)** Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4)** Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.