



2 bedroom apartment + sleeping area – Le Biot Centre

Price : 182 000 €

Reference 86456334

Le Biot

Apartment

Bedrooms 2

Habitable Area 49.58 m²

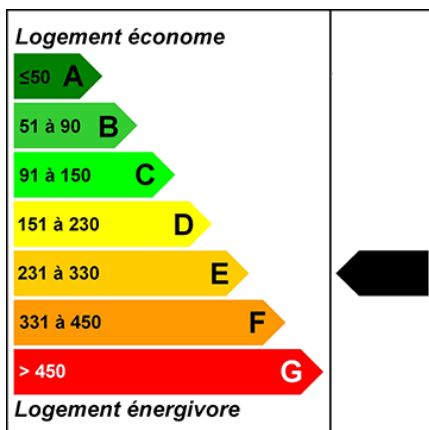
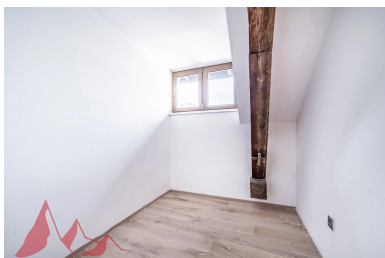
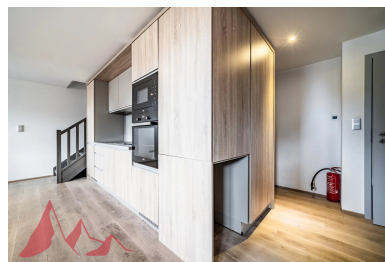
DPE Energy Rating E

Gas Rating A

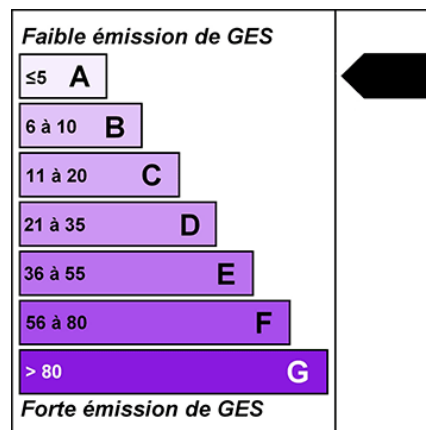
Description

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 website.



DPE/Energy consumption:



GES/Greenhouse gas emission:

277KWhEp/m2.an**8KgégCO2/m2.an**

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