



2-bedroom duplex apartment in Morzine – Ski resort of Nyon

Price : 280 000 €

Reference 4162

Morzine

Apartment

Bedrooms 2

Bathrooms 1

Habitable Area 32.42 m²

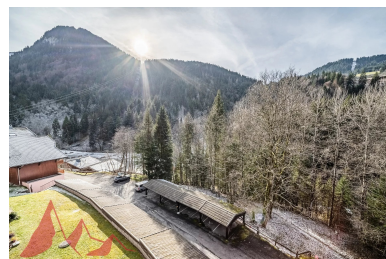
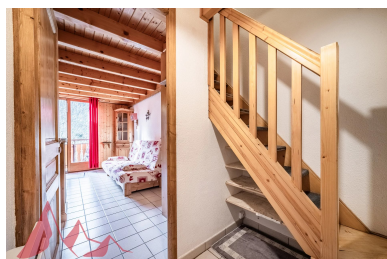
DPE Energy Rating F

Gas Rating A

Description

2-bedroom duplex apartment in Morzine - Ski resort of Nyon. Discover this 36 m² duplex apartment, a real gateway to the vast Portes du Soleil ski area. Ideally located just 80 meters from the bottom of the slopes and right next to the Nyon ski lift, this property is perfect for ski and mountain bike enthusiasts. Perfectly maintained, this duplex is designed for comfort in the mountains: First floor: An entrance hall with storage space leads to an ingenious separate WC incorporating a ski boot dryer. The kitchen opens onto the living room, which gives access to a southwest-facing balcony offering unobstructed views of the surrounding mountains. First floor: The sleeping area comprises two bright double bedrooms and a full bathroom with WC. An

outdoor parking space and a private cellar complete this property. In addition, a free shuttle bus provides a quick and easy link to the village center. A perfect investment for a pied-à-terre or excellent seasonal rental potential. For further information, please contact Morzine Immobilier. The natural geographic risks to which the property is exposed can be consulted on the website www.georisques.gouv.fr.



Logement économe

≤50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

Faible émission de GES

≤5 **A**

6 à 10 **B**

11 à 20 **C**

21 à 35 **D**

36 à 55 **E**

56 à 80 **F**

> 80 **G**

Forte émission de GES

DPE/Energy consumption:
377KWhEp/m2.an

GES/Greenhouse gas emission:
14KgéqCO2/m2.an

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