



## Charming large 2 bedroom apartment in tranquil area

**Price : 449 500 €**

**Reference 4115**

**Montriond**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

**Floors 3**

**Habitable Area 79 m<sup>2</sup>**

**DPE Energy Rating E**

**Gas Rating C**

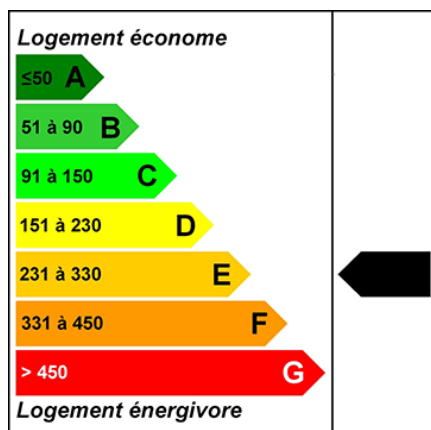
## Description

Nestled in a tranquil area just outside the heart of Morzine, this charming south-facing 2-bedroom apartment offers an

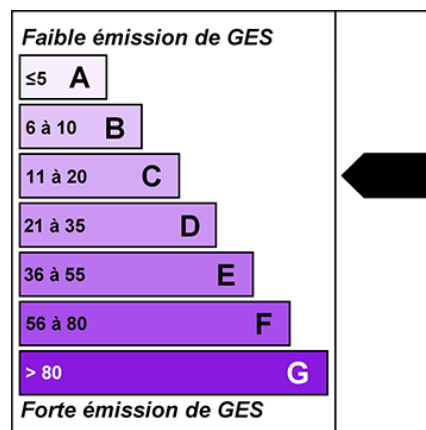


exceptional blend of comfort, space, and privacy. Perfectly positioned in a peaceful cul-de-sac with just a few neighboring properties, this home provides a serene escape from the hustle and bustle, while still being just a 30-minute walk (or a few minutes by car) from the vibrant centre of the village. As you step into the apartment, you're greeted by a spacious, open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces. The apartment benefits from light streaming in from three sides, creating an airy, bright atmosphere throughout the day. The heart of the living area features a cosy fireplace, perfect for those cold winter nights, adding warmth and charm during the colder months. The two generously-sized bedrooms offer plenty of room for rest and relaxation, while the peaceful surroundings ensure a tranquil night's sleep. There are also 2 bathrooms in the apartment as well. Whether you're looking for a full-time residence or a weekend retreat, this property offers the perfect balance of space, privacy, and convenience. With easy access to the best of Morzine, yet tucked away in a quiet corner of the village, this apartment is the ideal place to enjoy both the charm of the area and the comfort of a spacious, well-designed home. There is a footpath within the cul de sac which connects to the Dereches which is a natural area for walking along side the river. It also links to the centre of Morzine. The apartment also comes with 2 parking spaces one of which is a covered car port. There is also a large cave area for storage of sports equipment. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





**DPE/Energy consumption:**  
**301KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**91KgCO2/m2.an**

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