



## Ideal for investors – Apartment in the centre of Morzine

**Price : 700 000 €**

**Reference 3994**

**Morzine**

**Apartment**

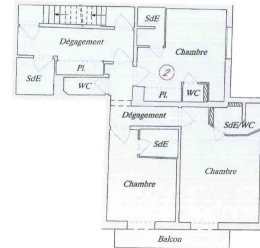
**Bedrooms 5**

**Habitable Area 105.3 m<sup>2</sup>**

## Description

Ideal for investors - Apartment in the centre of Morzine Ideal for investors - Apartment in the centre of Morzine This duplex apartment with a floor area of approximately 105 m<sup>2</sup> is ideal for anyone seeking to purchase staff accommodation with a guaranteed profitability of over 6% per annum. The entrance to the building is located on the ground floor. A flight of stairs leads up to the first floor, where there is a communal kitchen area. On this level are three spacious double bedrooms, two of which have French doors that open onto a southwest-facing balcony. Each bedroom on this floor has its own private shower

room. There is also a WC. Upstairs, there are two large double bedrooms, each with its own shower room. The larger bedroom has French doors leading to the second balcony. A toilet is located outside the bedrooms. The property can sleep 12 to 15 people. No work is required for use as seasonal accommodation. There is external parking which is communally shared with the downstairs apartment. The property is subject to copropriety charges. Please contact us at Morzine Immo for more details. 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)



| Logement économe    | Logement                       |
|---------------------|--------------------------------|
| ≤ 50 A              | En attente<br>du<br>diagnostic |
| 51 à 90 B           |                                |
| 91 à 150 C          |                                |
| 151 à 230 D         |                                |
| 231 à 330 E         |                                |
| 331 à 450 F         |                                |
| > 450 G             |                                |
| Logement énergivore |                                |

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