



## Magnificent 3-bedroom apartment fully renovated – Morzine center

**Price : 640 000 €**

**Reference Appt 2**

**Morzine**

**Apartment**

**Bedrooms 3**

**Habitable Area 74.04 m<sup>2</sup>**

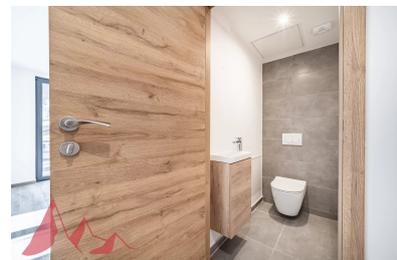
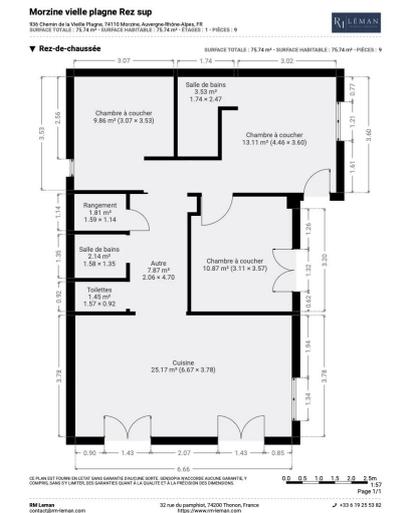
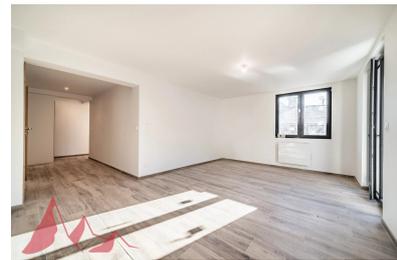
**DPE Energy Rating D**

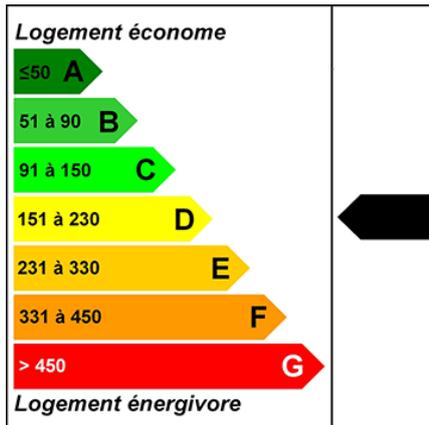
**Gas Rating A**

### Description

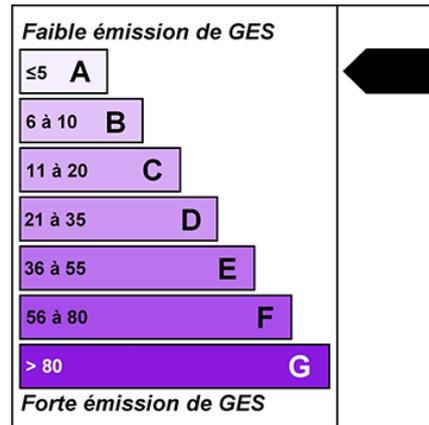
Magnificent 3-bedroom apartment fully renovated - Morzine center Unique opportunity in the heart of Morzine! Discover this spacious 75m2 apartment, ideally located near the center of Morzine, offering easy access to all amenities, ski lifts and the resort's dynamic atmosphere. Part of a character chalet recently divided into three apartments (one on each level) and completely renovated, this property combines mountain charm with modern comforts. Main features : Premium location: Center of Morzine, close to shops, restaurants, bars and access to the slopes. Authentic setting: Integrated into a divided chalet, offering the charm of local architecture. Potential: Ideal for principal residence, second home or seasonal rental investment. Savings: Very low condominium and energy costs: DPE C ! The apartment has been completely renovated using

quality materials. The chalet itself has also been completely renovated (external thermal insulation, doors and windows, creation of a carport, etc.). For more information, please contact us at Morzine Immo. The geographical and natural risks to which the property is exposed can be consulted on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr).





DPE/Energy consumption:  
163KWhEp/m2.an



GES/Greenhouse gas emission:  
5KgéqCO2/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.