



Magnificent duplex apartment with 2 bedrooms + sleeping area in the heart of the village of Morzine

Price : 540 000 €

Reference 4208

Morzine

Apartment

Bedrooms 2

Bathrooms 2

Floors 3

Habitable Area 49.85 m²

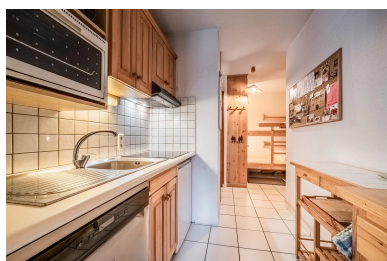
DPE Energy Rating F

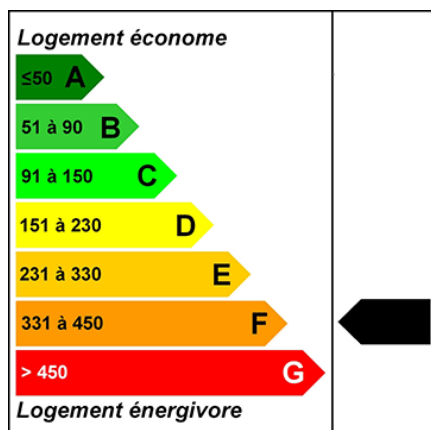
Gas Rating A

Description

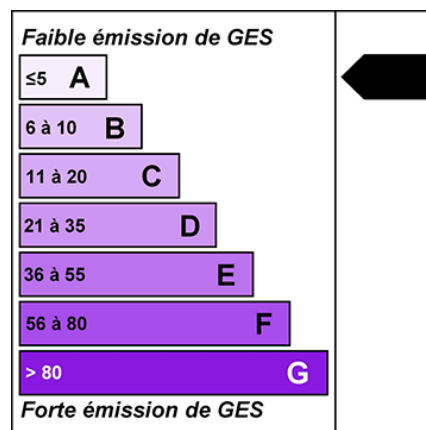
Superb 2-bedroom duplex apartment + sleeping area in the heart of Morzine. Located in the heart of Morzine village and 250 meters from the Pléney ski lift, this two-bedroom apartment is well maintained and offers a magnificent panoramic view of the surrounding mountains. It has great rental potential due to its central location and proximity to shops and ski lifts. This

apartment is located on the second and top floor of a very well-maintained small residence. With an area of 49.85 sqm of living space and 71.83 sqm of floor area, this duplex apartment benefits from two beautiful balconies facing Southeast and Southwest, offering an breathtaking view of Pleney and Nyon Peak and the ski slopes. It consists of: - An entrance hall with sleeping area - A large open-plan living/kitchen/living space with access to a balcony - Two double bedrooms with storage - Two bathrooms, one with WC - a WC - A large storage space The living space has a very good orientation, allowing for very bright accommodation throughout the day. An excellent opportunity to buy a 2-bedroom apartment with 2 bathrooms and great rental potential. The apartment has a private secure garage, as well as a cellar and a ski locker. For more information, please contact Morzine Immobilier. Information about the risks this property is exposed to is available on the Géorisques website <http://www.georisques.gouv.fr>





DPE/Energy consumption:
393.8KWhEp/m2.an



GES/Greenhouse gas emission:
15KgégqCO2/m2.an

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