



## **MORZINE – 3-Bedroom Duplex Apartment | Mountain Views | Sleeps 8 | Excellent Rental Potential**

**Price : 220 000 €**

**Reference 87145721**

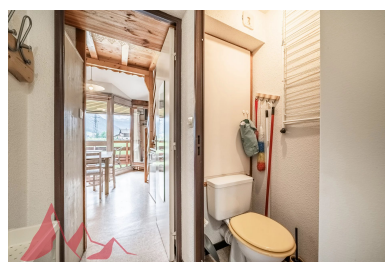
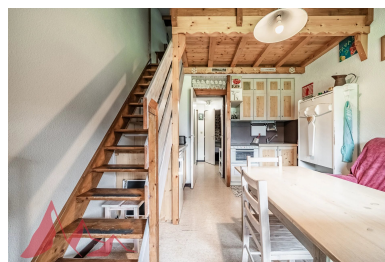
**Morzine  
Apartment  
Bedrooms 3  
Bathrooms 1  
Habitable Area 33 m<sup>2</sup>  
DPE Energy Rating G  
Gas Rating A**

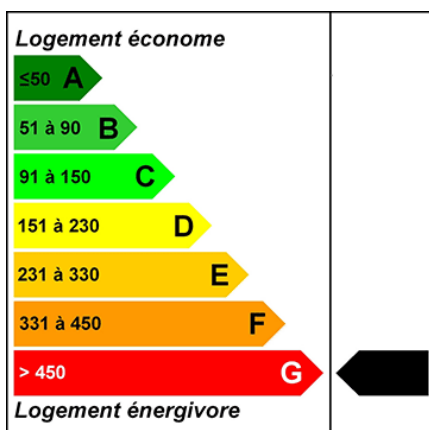
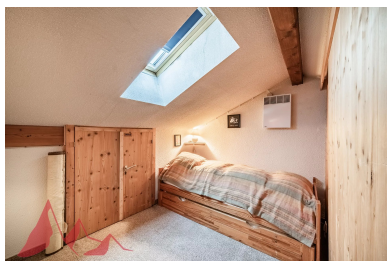
### **Description**

An excellent opportunity to purchase a well-located duplex apartment in Morzine, offering fantastic mountain views, plenty of sunshine from its south facing aspect and excellent rental potential. Rarely available at this price in Morzine, this property is ideal as a holiday home, rental investment or alpine base. The accommodation comprises:

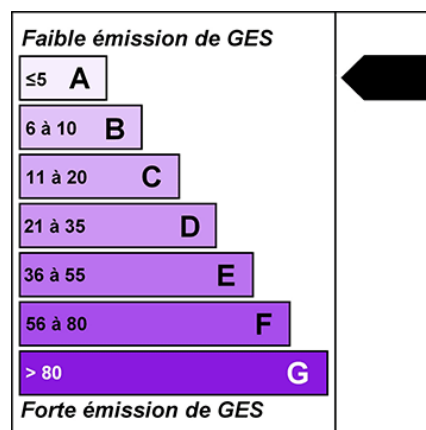
- Entrance hall with built-in storage
- Bright, open-plan living area
- Three bedrooms, including two mezzanine-style bedrooms under the eaves
- Bathroom
- Separate WC
- Covered parking space

-Private cellar The apartment would benefit from some cosmetic updating, giving the new owner the opportunity to modernise and personalise the property to their own taste. The free resort shuttle bus stops directly outside the residence, providing quick and easy access to both the ski lifts and Morzine village centre. A car is not essential. Configured to sleep up to eight guests, the apartment offers excellent rental income potential throughout both the winter ski season and the increasingly popular summer months. Morzine continues to enjoy strong year-round demand, making this an attractive investment opportunity. The apartment offers 20.5 sqm of habitable living space, plus a further 12.5 sqm of floor area with a ceiling height below 1.80 m, giving a total floor area of 33 sqm. The property forms part of a co-ownership (condominium). For further information or to arrange a viewing, please contact Morzine Immo. Information regarding the natural and technological risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).





DPE/Energy consumption:  
529KWhEp/m2.an



GES/Greenhouse gas emission:  
20KgéqCO2/m2.an

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