



## One-bedroom apartment in the heart of Morzine

**Price : 255 000 €**

**Reference 3973**

**Morzine**

**Apartment**

**Bedrooms 1**

**Bathrooms 1**

**Habitable Area 23.76 m<sup>2</sup>**

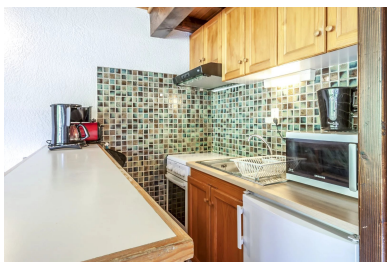
**DPE Energy Rating F**

**Gas Rating A**

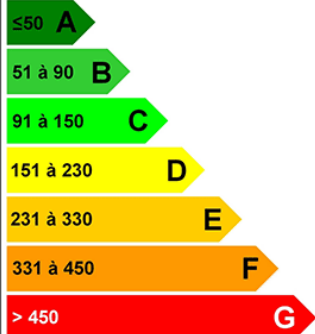
## Description

One-bedroom apartment in the heart of Morzine This one-bedroom apartment with a bedroom mezzanine level is on the top floor of a small mountain residence consisting of 5 properties. It is located just 250 meters from the Pléney ski slopes, in the heart of Morzine, with shops, restaurants and bars just a 2-minute walk away! The apartment faces southwest and features a large window and sliding glass door, providing a bright and spacious atmosphere with a magnificent view of Pléney and Pointe de Nyon. It is composed of an entrance opening onto the living room, kitchenette, a bathroom and a mezzanine bedroom. Due to its highly sought-after location the apartment has good rental potential. The apartment comes with an external parking

space. It is currently rented (free to occupy from May 1, 2024). For more information, please get in touch with us at Morzine Immo. The natural geographical risks to which the property is exposed can be consulted on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr).

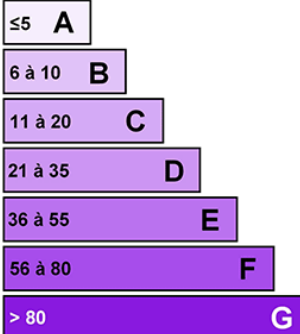


**Logement économe**



**Logement énérgivore**

**Faible émission de GES**



**Forte émission de GES**

**DPE/Energy consumption:**  
402KWhEp/m2.an

**GES/Greenhouse gas emission:**  
12KgégCO2/m2.an

## Important Notice

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