



One-bedroom + Bunk Room Apartment – Morzine Town Centre

Price : 630 000 €

Reference Héritage - A301

Morzine

Apartment

Bedrooms 1

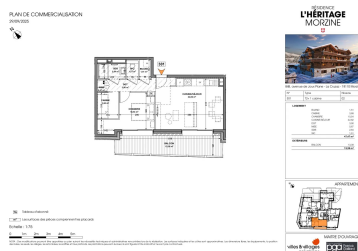
Bathrooms 1

Habitable Area 47.47 m²

Description

One-bedroom + Bunk Room Apartment - Morzine Town Centre Located in the very centre of Morzine (hypercentre), this location provides access to all amenities right on your doorstep! Its sunlight exposure and orientation offer a panoramic view of Le Pléney and La Pointe de Nyon. Everything the resort has to offer is within easy reach. For those seeking a prime central location and effortless access to the slopes, this is the ideal opportunity. Apartment 301 is located on the 2nd floor and will comprise one bedroom and a bunk room (cabine), a living room/kitchen of 22m², a bathroom, and 1 separate WC for a total surface area of 60 m². The living area also features a lovely 13m² balcony facing South-East, perfect for enjoying the sun. This high-specification apartment will benefit from high-quality fittings and finishes. The apartment is sold with a cellar, an indoor garage, and access to the residence's private gym. You can personalise your apartment according to an available catalogue of finishes and create a home to your own taste. Features include: - Reduced notary fees (2.2%) - VAT recovery (20%) - Large cellar - Underfloor heating - Sold with ten-year building guarantees - Optimal thermal and acoustic insulation - Low energy consumption - Two covered parking spaces available upon request. Please note: the photos are intended to demonstrate the quality and style of construction of the developer's previous projects. The property is covered by the co-

ownership regulations. A rare opportunity to purchase into the project. Please contact us with details of your requirements, and we will offer apartments that match your criteria. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>



Logement économe		Logement
≤ 50	A	En attente du 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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