



## **SOLE AGENCY — MORZINE IMMOBILIER | Les Udrézants: a penthouse waiting to be created, moments from the village centre**

**Price : 550 000 €**

**Reference 4107**

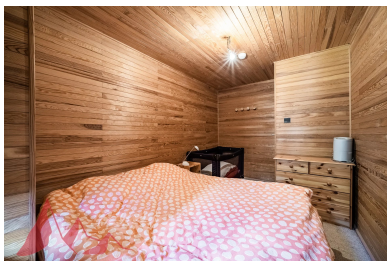
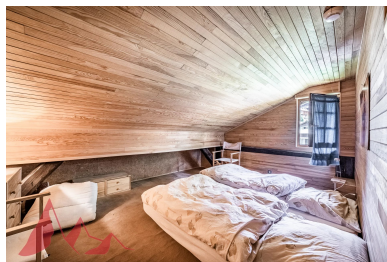
**Morzine**

**Apartment**

**Habitable Area 111 m<sup>2</sup>**

### **Description**

A genuinely rare opportunity: this apartment occupies the top two floors of the residence, offering 111 m<sup>2</sup> plus a further 20 m<sup>2</sup> of eaves space, with volumes and ceiling heights seldom found in this part of Morzine. The first level comprises a generous living room, a separate kitchen, four bedrooms and a bathroom. On the floor above, under the roof, two further bedrooms — six bedrooms in total, ideal for a large family or a high-end rental project. The property requires full renovation: a blank canvas to reconfigure the layout entirely and create the penthouse these two floors deserve — an open-plan living space, a master suite beneath the rafters, and potentially a terrace or balcony (subject to co-ownership and planning consent). A cellar and two private parking spaces are included. Superb location in Les Udrézants, a short stroll from Morzine centre, its shops and the Portes du Soleil lifts.



| Logement économe | Logement                       |
|------------------|--------------------------------|
| ≤ 50 A           | En attente<br>du<br>diagnostic |
| 51 à 90 B        |                                |
| 91 à 150 C       |                                |
| 151 à 230 D      |                                |
| 231 à 330 E      |                                |
| 331 à 450 F      |                                |
| > 450 G          |                                |
| Logement économe |                                |

## Important Notice

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**(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.