



## Spacious four-bedroom duplex apartment with large terrace, Montriond

**Price : 760 000 €**

**Reference 4192**

**Montriond**

**Apartment**

**Bedrooms 4**

**Bathrooms 3**

**Habitable Area 113 m<sup>2</sup>**

**DPE Energy Rating C**

**Gas Rating A**

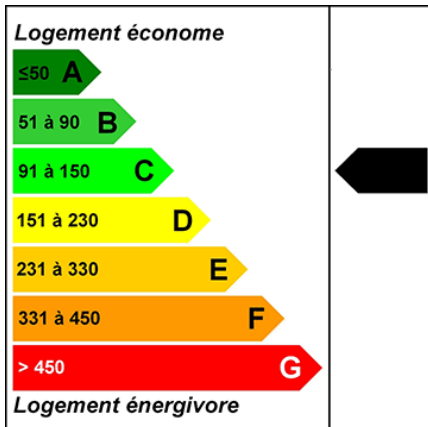
## Description

Marketed by Morzine Immobilier, an international associate of Savills. A superb opportunity to acquire a bright and generously proportioned four-bedroom duplex apartment, recently renovated to a high standard by a respected local builder. Extending to approximately 113 sq m, the property offers well-balanced accommodation ideally suited to both family use and entertaining. Positioned in the heart of Montriond, a vibrant and increasingly sought-after village adjoining Morzine, the

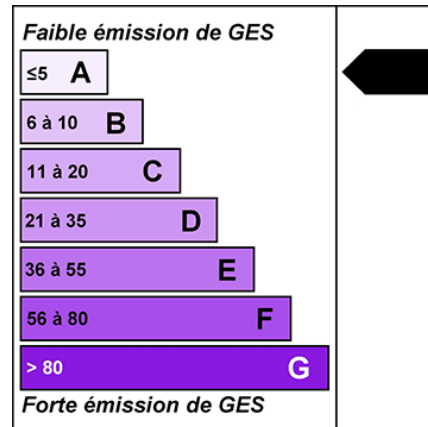
apartment enjoys immediate access to local shops, restaurants and amenities. Morzine centre is within comfortable walking distance, whilst a regular free ski bus during the winter months provides swift access to the Ardent telecabine and the wider Portes du Soleil ski area. The property forms part of a small residence of just three apartments, each with independent access and its own air-source heat pump, ensuring both efficiency and low running costs. The apartment benefits from a strong energy rating (DPE C), which is particularly noteworthy for a fully renovated property. Originally conceived as their own principal residence, the apartment reflects a high level of attention to detail, with quality finishes throughout. The principal living space is open plan, offering excellent natural light and volume, and extends directly onto a substantial south-west facing terrace—ideal for outdoor dining and relaxation across both winter and summer seasons. Arranged over two levels, the accommodation comprises: Accommodation Ground Floor

- Private independent entrance
  - Entrance hallway with storage
  - Open-plan kitchen, dining and reception room
  - Direct access to a large south-west facing terrace
  - Double bedroom with en suite bathroom
  - Separate WC Lower Level
  - Double bedroom with en suite bathroom
  - Further double bedroom
  - Bunk room (currently arranged as an office)
  - Spacious family bathroom
  - Technical and utility room
  - Internal access to garage and private storage cave Additional Information
  - Approx. 113 sq m of living space
  - Small, well-maintained residence (3 apartments)
  - Individual air-source heat pump
  - Low running and service costs
  - Strong rental potential
- Presented in excellent condition throughout A highly versatile property, equally suited as a comfortable “lock-up-and-leave” second home or a strong rental investment. For further information or to arrange a viewing, please contact Morzine Immobilier.





DPE/Energy consumption:  
137KWhEp/m2.an



GES/Greenhouse gas emission:  
5KgéqCO2/m2.an

## Important Notice

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