



## Stunning 2-bedroom duplex apartment on the top floor in the centre of Morzine

**Price : 445 000 €**

**Reference 3972**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

**Habitable Area 44.93 m<sup>2</sup>**

**DPE Energy Rating E**

**Gas Rating A**

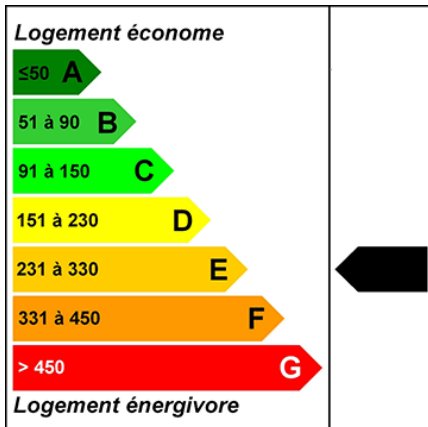
## Description

Stunning 2-bedroom duplex apartment on the top floor in the centre of Morzine. Situated in the heart of the village of Morzine and only 350 metres from the Pléney ski lift, this well-maintained two-bedroom apartment offers magnificent panoramic views of the surrounding mountains. It offers excellent rental potential thanks to its central location and proximity to shops and ski lifts. The duplex apartment is located on the second (top) floor of a well-maintained building. With 45 m<sup>2</sup> of living space, this

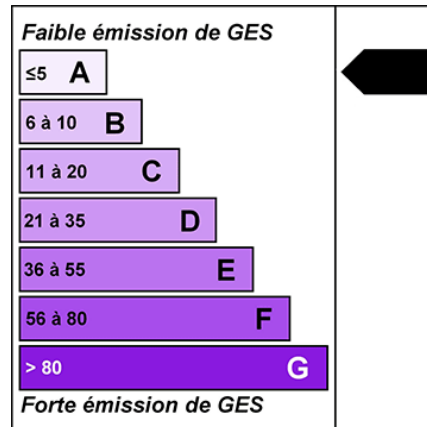
property offers two magnificent south/west-facing balconies with unobstructed views of Le Pleney, the Pointe de Nyon and the ski slopes. The apartment is comprised of:

- An entrance hall
- A living/dining area with a kitchenette leading onto a southeast balcony A shower room with WC
- 2 double bedrooms (one bedroom is a family room, and one bedroom is a double
- Bathroom with a WC
- Cabin room The living area is very well-orientated, with plenty of natural light throughout the day. An excellent opportunity to buy a 2 bedroom, 2 bathroom apartment with great rental potential. The apartment also has a private cave and a garage. For more information, please contact us at Morzine Immobilier The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





DPE/Energy consumption:  
305KWhEp/m2.an



GES/Greenhouse gas emission:  
9KgéqCO2/m2.an

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