



Superb 3-Bedroom + 1 Dormitory Apartment – Morzine Town Centre

Price : 1 228 000 €

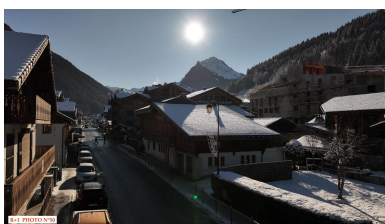
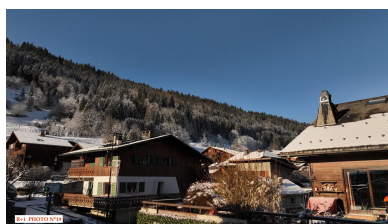
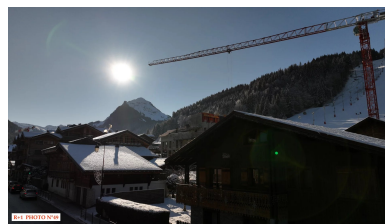
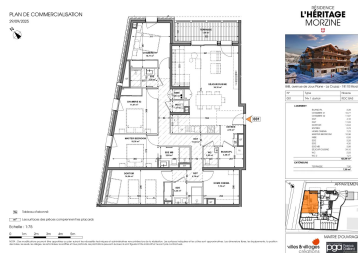
Reference Héritage - A001

Morzine
Apartment
Bedrooms 3
Bathrooms 3
Habitable Area 132 m²

Description

Superb 3-Bedroom + 1 Dormitory 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 001 is located on the ground floor and will comprise a master bedroom, two further bedrooms, a dormitory, a living room/kitchen of 34m², three bathrooms, and 2 separate WCs for a total surface area of 132m². The living area also features a splendid 7m² South-West-facing terrace, allowing you to enjoy the sun and a magnificent view of Le Pléney. This high-specification apartment will benefit from high-quality fittings and finishes. The apartment is also equipped 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 - Indoor parking space 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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(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.