



## Superb T2 type apartment – Hypercentre of Morzine

**Price : 603 000 €**

**Reference Héritage**

**Morzine**

**Apartment**

**Bedrooms 2**

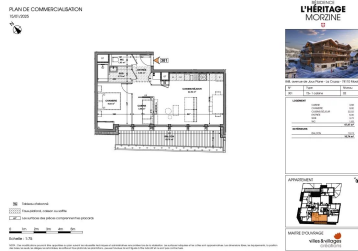
**Bathrooms 1**

**Habitable Area 47.47 m<sup>2</sup>**

### Description

Superb T2 type apartment - Hypercentre of Morzine Located in the very center of Morzine, this location will allow you to access all amenities at the foot of the building! Its sunshine and exposure will offer a panoramic view of Le Pléney and La Pointe de Nyon. Everything the resort has to offer is at your doorstep. For those looking for the hypercenter of easy access to the slopes, this is the ideal opportunity. Apartment 301 is located on the 2nd floor and will consist of a separate bedroom, a living room/kitchen of 27m<sup>2</sup>, a bathroom and 1 separate toilet for a total area of 47.47m<sup>2</sup>. The living room also has a splendid balcony of 10.74m<sup>2</sup> facing South-West allowing you to enjoy the sun and a splendid view of the Pléney. This high-standing apartment will benefit from high quality equipment and finishes. This apartment also has a cellar, an indoor garage and access to the residence's private gym. You can customize your apartment according to a catalog of finishes available and create your apartment according to your taste. Features include: Reduction of notary fees (2.2%) VAT recovery (20%) Large cellar Underfloor heating Sold with ten-year construction warranties Optimal thermal and acoustic insulation Low energy consumption Interior 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 buy in the

project. Please contact us with details of your requirements and we will suggest apartments matching 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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