



## **\*\*Under contract\*\* Renovated 2-Bedroom Apartment in the Heart of Montriond.**

**Price : 530 000 €**

**Reference 4135**

**Montriond**

**Apartment**

**Bedrooms 2**

**Bathrooms 1**

**Habitable Area 67.23 m<sup>2</sup>**

**DPE Energy Rating D**

**Gas Rating A**

## **Description**

**\*\*Under contract\*\*** Discover this stunning 67m<sup>2</sup> apartment, fully renovated and ideally located in the vibrant centre of Montriond. Set within a small, well-maintained residence of just 8 units, the apartment enjoys a peaceful position set back from the road, with an ideal south-facing aspect that provides sunshine all year round. Montriond has become increasingly popular with buyers looking for holiday retreats or a smart investment in the region. The village centre - with its own selection of bars,

restaurants and shops - is less than a 2 minute walk away. Additionally, a free ski shuttle stops right outside the residence, offering quick access to Ardent and central Morzine. The Ardent lift also benefits from a large, free public car park. It's the perfect location for those seeking easy access to the slopes, a friendly local community and a gateway to the vast Portes du Soleil ski area. In summer, the famous Lac de Montriond - a favourite for swimming, kayaking and lakeside dining - is just up the road, making this property a year-round Alpine escape. Apartment Features:

-Bright and spacious open-plan living area with a fully equipped kitchen, dining and lounge space.

-Large balcony offering stunning panoramic Mountain View's.

-Located on the 2nd floor of a small residence.

-Entrance hall with built-in storage.

-Stylish hallway.

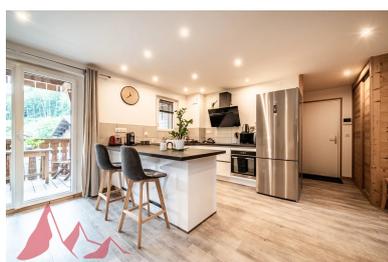
-2 double bedrooms with access to a private balcony.

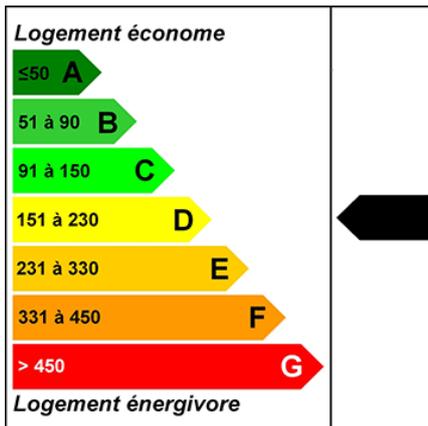
-1 modern bathroom.

-Separate WC. The apartment also includes:

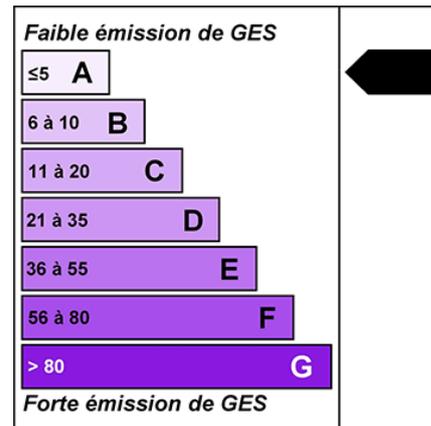
-2 private parking spaces, one of which is covered.

-Private cellar for additional storage. This property is subject to co-ownership regulations. For more information, please contact Morzine Immobilier. Information on natural and environmental risks affecting the property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





DPE/Energy consumption:  
214KWhEp/m2.an



GES/Greenhouse gas emission:  
6KgégqCO2/m2.an

## Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (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.