



****under contract** Stunning 2-Bedroom Apartment in Prodains, Morzine**

Price : 465 000 €

Reference 4102

Morzine

Apartment

Bedrooms 2

Bathrooms 2

Floors 3

Habitable Area 60.92 m²

DPE Energy Rating C

Gas Rating A

Description

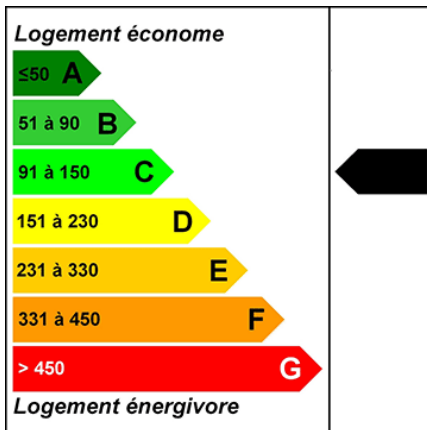
****under contract****Stunning 2-Bedroom Apartment in Prodains, Morzine – Prime Location & Investment Potential Discover this well-proportioned 2-bedroom apartment in Prodains, Morzine, offering an exceptional blend of comfort, convenience, and investment opportunity. Perfectly designed for both winter and summer living, this stylish apartment boasts a high-quality

specification and a spacious terrace, ideal for soaking in the mountain views. Prime Location for Ski & Outdoor Enthusiasts Situated just moments from the Prodains cable car, you have direct access to Avoriaz, ensuring world-class high-altitude skiing at your doorstep. Morzine's vibrant centre, with its restaurants, shops, and après-ski scene, is just a few minutes away by car or the free bus service that conveniently connects Prodains with the town. Exceptional Features

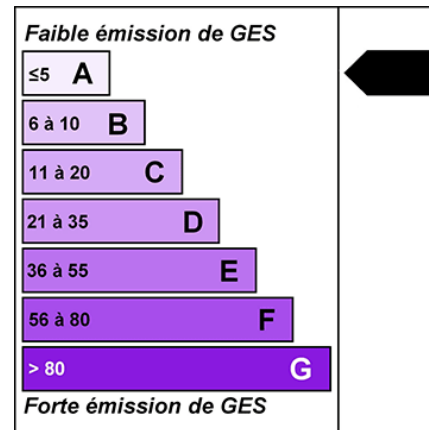
- Spacious & well-designed living space
- Large private terrace for outdoor enjoyment year-round
- Secure garage & large cave for ample storage of ski gear and bikes
- Ideal for all seasons – skiing in winter, hiking & biking in summer
- 2 Double bedrooms, one currently laid out with 4 bunks
- 2 bathrooms

-large open plan living area opening onto a great terrace. Investment & Financial Benefits This apartment is currently operated under the "para-hôtelier" scheme, allowing a purchaser to reclaim around 15% VAT on the purchase price—making it a fantastic investment opportunity in one of the Alps' most sought-after locations. Whether you're looking for a luxury mountain retreat, a high-yield rental investment, or both, this apartment in Prodains, Morzine is an opportunity not to be missed. Get in touch today to arrange a viewing! The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr





DPE/Energy consumption:
115KWhEp/m2.an



GES/Greenhouse gas emission:
22KgégCO2/m2.an

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