



****under offer** A fantastic opportunity to purchase a 3 bedroom NEW duplex apartment close to the centre of MORZINE**

Price : 480 000 €

Reference Appt 302

Morzine

Apartment

Bedrooms 3

Bathrooms 2

Habitable Area 73.77 m²

DPE Energy Rating E

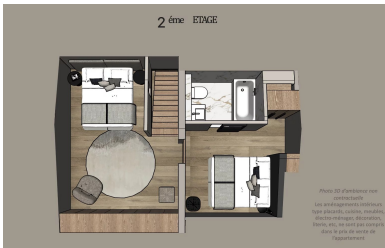
Gas Rating A

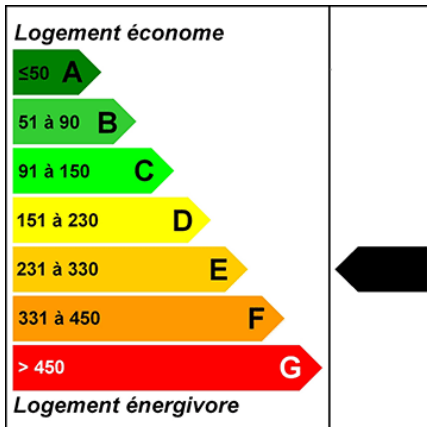
Description

****under offer**** A fantastic opportunity to purchase a 3 bedroom NEW duplex apartment close to the centre of MORZINE This is a residence of just 7 apartments located in the sunny area of « la Mernaz ». Southwest facing, it offers a nice view over the Pointe de Nyon and the Pleney. So, what we have done (not we), but we represent a developer who we work with quite a lot, who is a specialist in basically taking these residences, stripping everything out of them and then re-doing them, converting them into BRAND NEW apartments. This apartment is sold completely renovated, including bathrooms, with the exception of the kitchen. *** KITCHENS are an additional cost as there are different kitchen packages to choose from to match your personal tastes*** The building has undergone a complete renovation, including new windows, doors, and communal areas. The work done on the building :

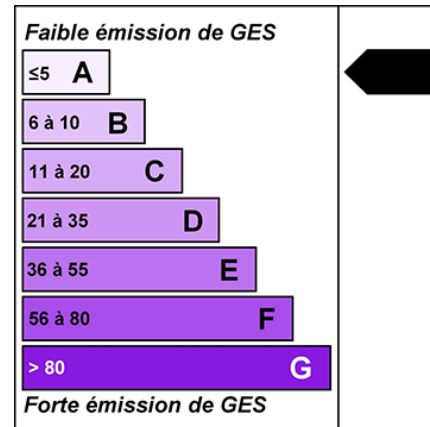
- Roof renovation
- Repainting and treatment to wood
- Replacing all windows and doors
- Decorating communal areas
- Creation of shell apartments
- Individual electrical supplies and utilities to each apartment
- Creation of Caves

- Parking area This apartment will be sold with a secured DOUBLE garage and storage cellar. The Mernaz area is a superb area of Morzine, which is tranquil and sunny all year round. It is under a 10-minute walk into the centre to the bars, restaurants and shops. Two bus stops for the free shuttles to the Pleney lifts and the Prodains lifts (Avoriaz) are 100m from the residence. The Nyon cable car, which offers easy access to the Morzine/Les Gets ski area, is a 2 minutes drive away. You can also enjoy the calm and beautiful walks of Vallée de la Manche, which is at your doorstep. This apartment is an amazing opportunity for those seeking a nice central proeprty with great rental potential. For more information, please don't hesitate to get in touch with us at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr





DPE/Energy consumption:
261KWhEp/m2.an



GES/Greenhouse gas emission:
8KgéqCO2/m2.an

Important Notice

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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.
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