



A fantastic opportunity to purchase a 2-bedroom NEWLY RENOVATED apartment close to the centre of MORZINE

Price : 390 000 €

Reference Appt 202 - Capitaine KROCHET

Morzine

Apartment

Bedrooms 2

Bathrooms 1

Habitable Area 47 m²

DPE Energy Rating D

Gas Rating A

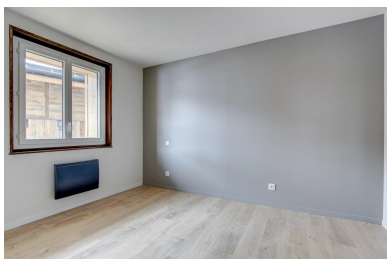
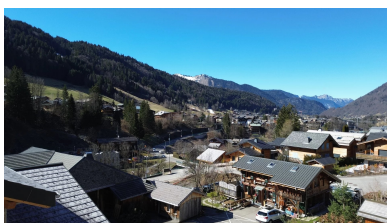
Description

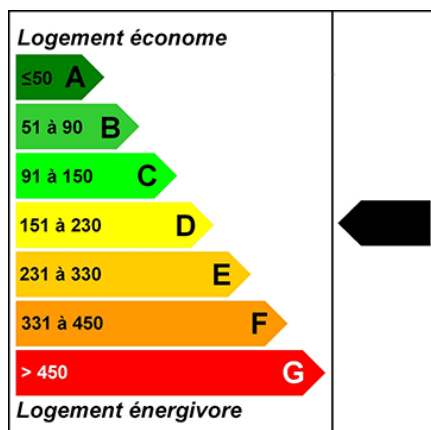
A fantastic opportunity to purchase a 2-bedroom NEWLY RENOVATED apartment close to the centre of MORZINE. This is a residence of just 7 apartments located in the sunny area of « la Mernaz ». Southwest-facing and offers a nice view over the Pointe de Nyon and the Pleney. This apartment is sold completely renovated. It will have an open-plan kitchen/living and dining area, two bedrooms and a bathroom. The owner is undertaking a lot of work on the building :

- Roof renovation
- Repainting and treatment of wood

- Replacing all windows and doors
- Decorating communal areas
- Creation of shell apartments
- Individual electrical supplies and utilities for each apartment
- Creation of Caves

- **Parking area** This apartment will be sold with an exterior parking space and a cave (lockable storage area). 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 the one seeking a nice central pied-a-terre 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:
198KWhEp/m2.an



GES/Greenhouse gas emission:
6KgéqCO2/m2.an

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