



## Charming 2-Bedroom Apartment with Panoramic Views – Morzine

**Price : 449 000 €**

**Reference 4130**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 1**

**Habitable Area 55.93 m<sup>2</sup>**

**DPE Energy Rating F**

**Gas Rating A**

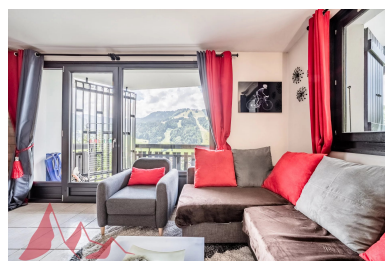
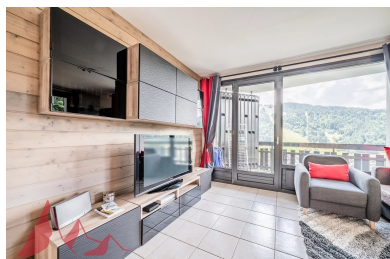
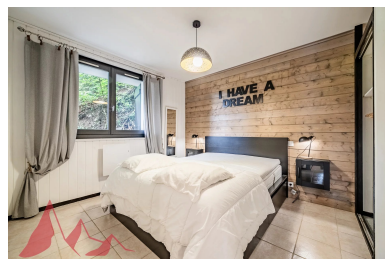
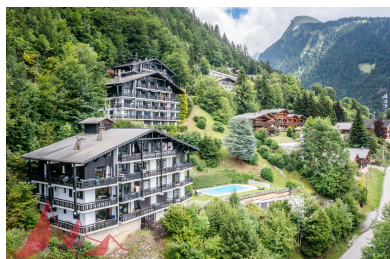
### Description

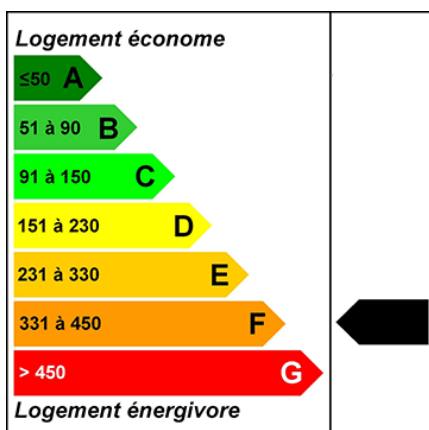
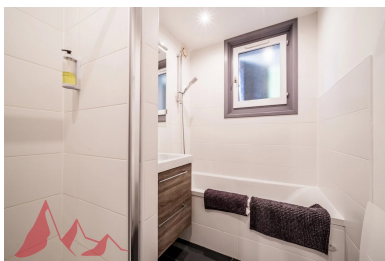
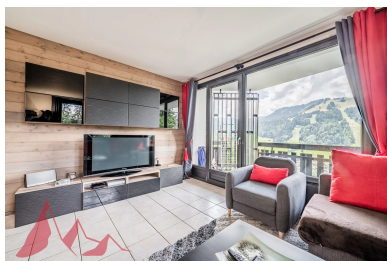
This very charming apartment is located in the Bois de la Croix residence on the heights of Morzine, just 2 km from the town centre. Located in a peaceful setting along the Route d'Avoriaz, the apartment enjoys fabulous southwest-facing views across the valley and excellent sun exposure throughout the day. The residence was built in 1997 and has been well maintained, offering a peaceful and cared-for environment. The apartment itself has recently been renovated and is in excellent condition - ready to be enjoyed immediately. This is the perfect mountain getaway for those seeking quiet surroundings, incredible views and shared amenities including a year-round outdoor swimming pool. Key features



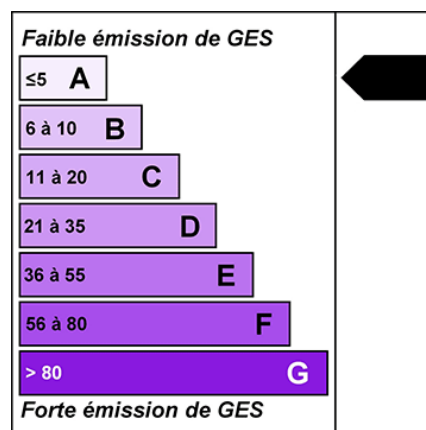
- Entrance hall with generous built-in storage.
- Bright open-plan living area with kitchen, dining and lounge space.
- Access to a panoramic southwest-facing balcony with breathtaking views.
- Two spacious bedrooms with natural light.
- Bathroom with bathtub and shower.
- Separate WC. Additional Features:
- Private garage.
- Cellar.
- Ski locker

-Access to the communal outdoor pool, open all year round. This apartment offers comfort, practicality and rare views from a quiet yet accessible location just minutes from central Morzine. Whether as a holiday home or rental investment, it presents an excellent opportunity. For more information, please contact us at Morzine Immobilier. Information on natural and geographical risks for this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





**DPE/Energy consumption:**  
**398KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**12KgécO2/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.