



## **Lovely 2 bedroom apartment recently renovated close to the centre of MORZINE**

**Price : 365 000 €**

**Reference Appt 101 - Capitaine Krochet**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 1**

**Habitable Area 47 m<sup>2</sup>**

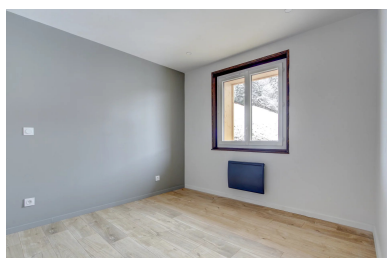
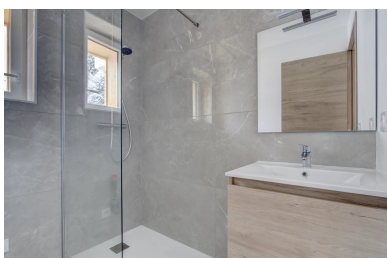
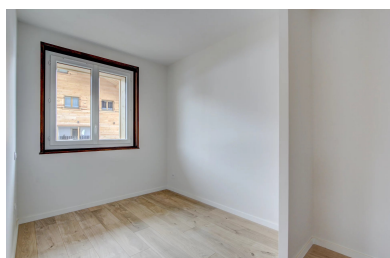
**DPE Energy Rating D**

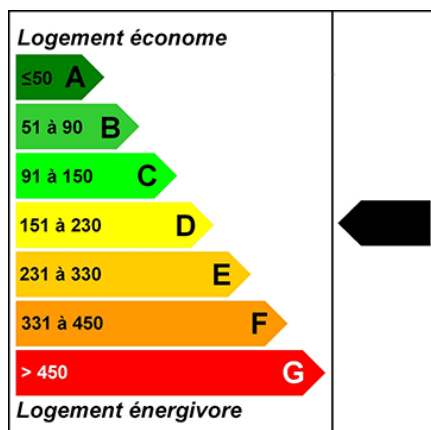
**Gas Rating A**

### **Description**

Lovely 2 bedroom apartment recently renovated 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 Pléney. This first-floor two-bedroom apartment will be fully renovated and include a brand-new kitchen and bathroom. The apartment 101 is a spacious, fully renovated first-floor apartment with a surface area of 47 m<sup>2</sup>. A large balcony overlooks the Pléney ski slope and two other balconies look out over Nyon mountain. 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 is COMPLETELY REFERBISHED

with a new kitchen and bathroom. There is an exterior parking space and a cave (lockable storage are 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](http://www.georisques.gouv.fr)





**DPE/Energy consumption:**  
**219KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**7KgéqCO2/m2.an**

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