



NEW two-bedroom apartment located near Morzine's town centre

Price : 395 000 €

Reference Appt 301

Morzine

Apartment

Bedrooms 2

Bathrooms 1

Habitable Area 47 m²

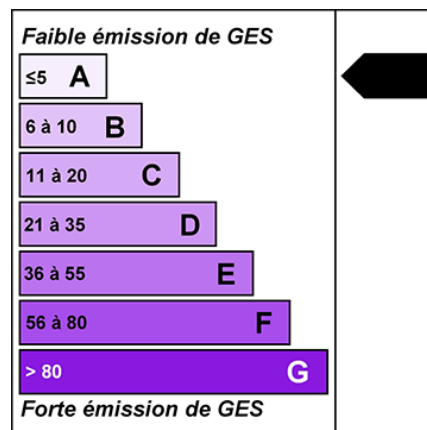
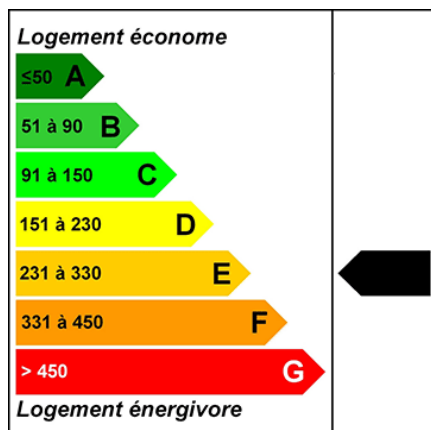
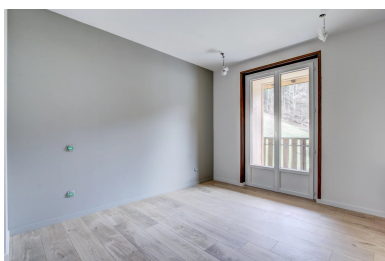
DPE Energy Rating E

Gas Rating A

Description

NEW two-bedroom apartment, located near Morzine's town centre. 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. This third floor two-bedroom apartment is fully renovated, including a new kitchen and bathroom. 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 for each apartment - Creation of Caves - Parking area. Each 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:
243KWhEp/m2.an

GES/Greenhouse gas emission:
7KgégCO2/m2.an

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