



NEWLY REFURBISHED one-bedroom apartment close to the centre of MORZINE

Price : 285 000 €

Reference 3954 - APARTMENT 1

Morzine

Apartment

Bedrooms 1

Bathrooms 1

Habitable Area 37.4 m²

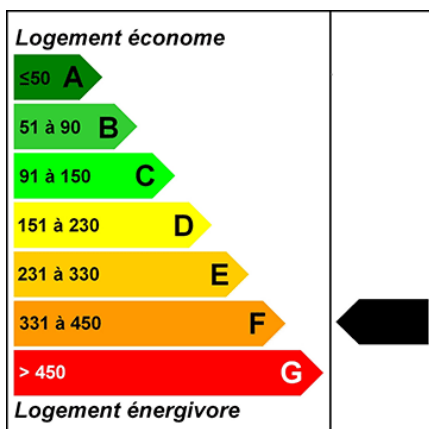
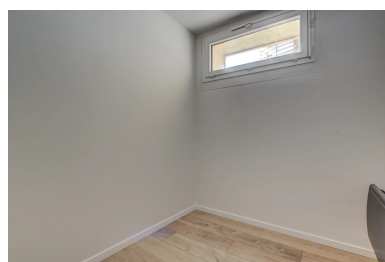
DPE Energy Rating F

Gas Rating A

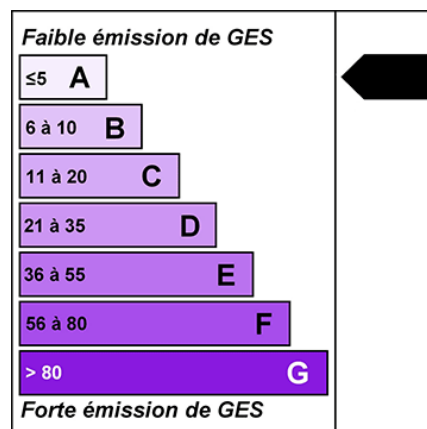
Description

NEWLY REFURBISHED one-bedroom apartment close to the centre of MORZINE This sunny residence consists of only 7 apartments and faces southwest with a beautiful view of Pointe de Nyon and Pleney. This ground floor apartment boasts a fully furnished bedroom and a lovely terrace to the side. 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 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 is COMPLETELY REFERBISHED with a new kitchen and bathroom. There is 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:
389KWhEp/m2.an



GES/Greenhouse gas emission:
12KgégCO2/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.