



## **PERFECTLY RENOVATED ONE BEDROOM JUST 5 MINUTES ON FOOT FROM THE CENTRE**

**Price : 268 000 €**

**Reference 4076**

**Morzine**

**Apartment**

**Bedrooms 1**

**Bathrooms 1**

**Habitable Area 32.97 m<sup>2</sup>**

**Taxe Fonciere 420 €**

**DPE Energy Rating F**

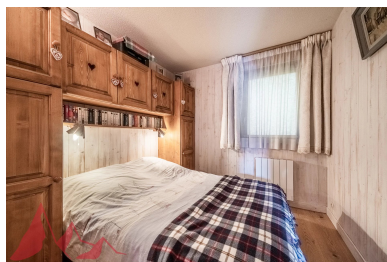
**Gas Rating A**

### **Description**

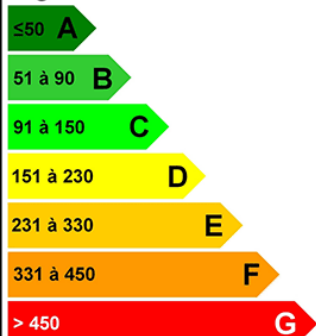
A spacious one bedroom apartment just 5 minutes from the centre of Morzine. The apartment has been recently renovated, bringing it up to today's standards. It enjoys a comfortable, south facing, open plan kitchen living and dining room, opening onto the balcony, a beautiful renovated bathroom, new kitchen and charming bedroom. For more information please contact



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) The property includes a cave, ski locker and covered parking, and is approximately 200 metres from the Pleney's piste B.

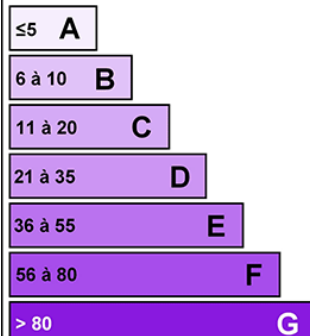


**Logement économe**



**Logement économe**

**Faible émission de GES**



**Forte émission de GES**

**DPE/Energy consumption:**  
**419KWhEp/m2.an**

**GES/Greenhouse gas emission:**  
**15KgéqCO2/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.