



## Renovated 2-Bedroom Apartment in the Heart of Montriond.

**Price : 530 000 €**

**Reference 4135**

**Montriond**

**Apartment**

**Bedrooms 2**

**Bathrooms 1**

**Habitable Area 67.23 m<sup>2</sup>**

**DPE Energy Rating D**

**Gas Rating A**

## Description

Discover this stunning 67m2 apartment, fully renovated and ideally located in the vibrant centre of Montriond. Set within a small, well-maintained residence of just 8 units, the apartment enjoys a peaceful position set back from the road, with an ideal south-facing aspect that provides sunshine all year round. Montriond has become increasingly popular with buyers looking for holiday retreats or a smart investment in the region. The village centre - with its own selection of bars, restaurants and shops - is less than a 2 minute walk away. Additionally, a free ski shuttle stops right outside the residence, offering quick access to Ardent and central Morzine. The Ardent lift also benefits from a large, free public car park. It's the perfect location for those

seeking easy access to the slopes, a friendly local community and a gateway to the vast Portes du Soleil ski area. In summer, the famous Lac de Montriond - a favourite for swimming, kayaking and lakeside dining - is just up the road, making this property a year-round Alpine escape. Apartment Features:

-Bright and spacious open-plan living area with a fully equipped kitchen, dining and lounge space.

-Large balcony offering stunning panoramic Mountain View's.

-Located on the 2nd floor of a small residence.

-Entrance hall with built-in storage.

-Stylish hallway.

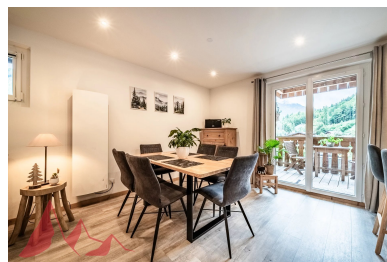
-2 double bedrooms with access to a private balcony.

-1 modern bathroom.

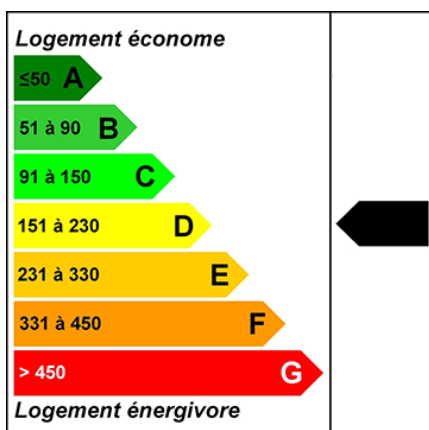
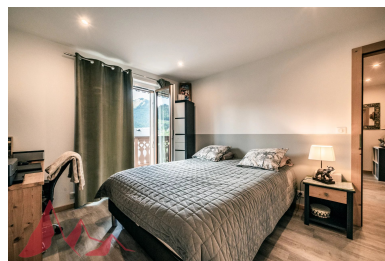
-Separate WC. The apartment also includes:

-2 private parking spaces, one of which is covered.

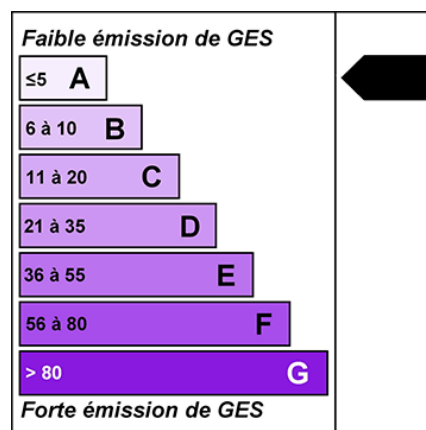
-Private cellar for additional storage. This property is subject to co-ownership regulations. For more information, please contact Morzine Immobilier. Information on natural and environmental risks affecting the property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)







**DPE/Energy consumption:**  
**214KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**6KgégCO2/m2.an**

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