



## Stunning 2-Bedroom Apartment in Prodains, Morzine

**Price : 465 000 €**

**Reference 4102**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

**Floors 3**

**Habitable Area 61.58 m<sup>2</sup>**

**DPE Energy Rating C**

**Gas Rating A**

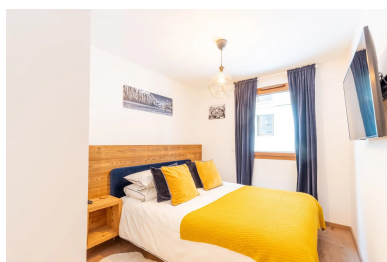
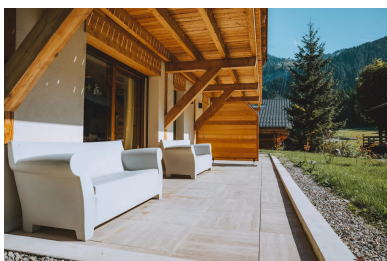
## Description

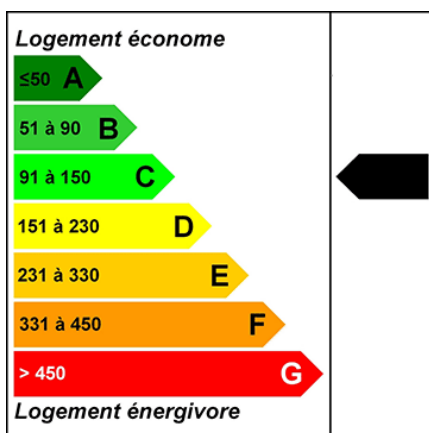
Stunning 2-Bedroom Apartment in Prodains, Morzine – Prime Location & Investment Potential Discover this well-proportioned 2-bedroom apartment in Prodains, Morzine, offering an exceptional blend of comfort, convenience, and investment opportunity. Perfectly designed for both winter and summer living, this stylish apartment boasts a high-quality specification and a spacious terrace, ideal for soaking in the mountain views. Prime Location for Ski & Outdoor Enthusiasts Situated just moments from the Prodains cable car, you have direct access to Avoriaz, ensuring world-class high-altitude skiing at your

doorstep. Morzine's vibrant centre, with its restaurants, shops, and après-ski scene, is just a few minutes away by car or the free bus service that conveniently connects Prodains with the town. Exceptional Features

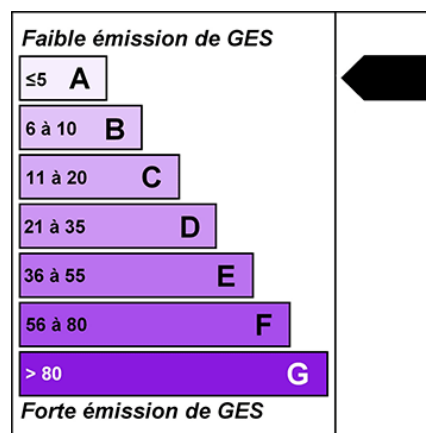
- Spacious & well-designed living space
- Large private terrace for outdoor enjoyment year-round
- Secure garage & large cave for ample storage of ski gear and bikes
- Ideal for all seasons – skiing in winter, hiking & biking in summer
- 2 Double bedrooms, one currently laid out with 4 bunks
- 2 bathrooms

-large open plan living area opening onto a great terrace. Investment & Financial Benefits This apartment is currently operated under the "para-hôtelier" scheme, allowing a purchaser to reclaim around 15% VAT on the purchase price—making it a fantastic investment opportunity in one of the Alps' most sought-after locations. Whether you're looking for a luxury mountain retreat, a high-yield rental investment, or both, this apartment in Prodains, Morzine is an opportunity not to be missed. Get in touch today to arrange a viewing! 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:  
115KWhEp/m2.an



GES/Greenhouse gas emission:  
22KgécCO2/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.