



## **Stunning 2-bedroom duplex apartment on the top floor in the centre of Morzine**

**Price : 445 000 €**

**Reference 3972**

**Morzine**

**Apartment**

**Bedrooms 2**

**Bathrooms 2**

**Habitable Area 44.93 m<sup>2</sup>**

**DPE Energy Rating E**

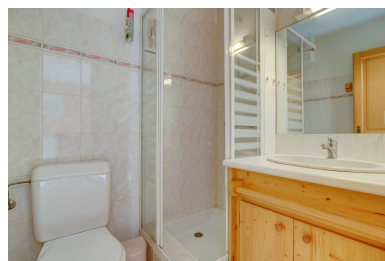
**Gas Rating A**

### **Description**

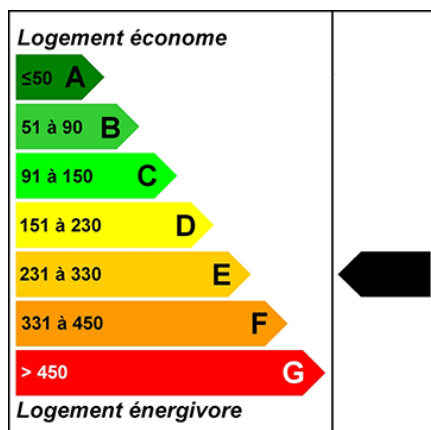
Stunning 2-bedroom duplex apartment on the top floor in the centre of Morzine. Situated in the heart of the village of Morzine and only 350 metres from the Pléney ski lift, this well-maintained two-bedroom apartment offers magnificent panoramic views of the surrounding mountains. It offers excellent rental potential thanks to its central location and proximity to shops and ski lifts. The duplex apartment is located on the second (top) floor of a well-maintained building. With 45 m<sup>2</sup> of living space, this property offers two magnificent south/west-facing balconies with unobstructed views of Le Pleney, the Pointe de Nyon and the ski slopes. The apartment is comprised of:

- An entrance hall

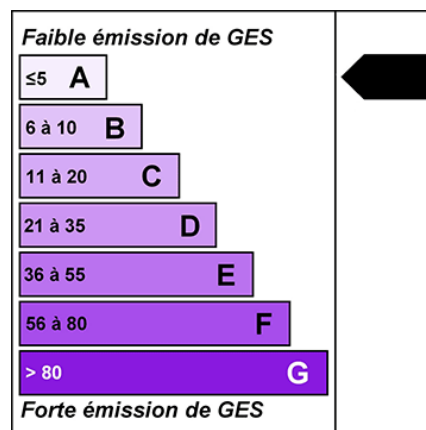
- A living/dining area with a kitchenette leading onto a southeast balcony A shower room with WC
- 2 double bedrooms (one bedroom is a family room, and one bedroom is a double
- Bathroom with a WC
- Cabin room The living area is very well-orientated, with plenty of natural light throughout the day. An excellent opportunity to buy a 2 bedroom, 2 bathroom apartment with great rental potential. The apartment also has a private cave and a garage. 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)







**DPE/Energy consumption:**  
**305KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**9KgéqCO2/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.