



Stunning luxury 2 bedrooms + 1 bunk room recently built in the centre of Morzine

Price : 720 000 €

Reference 4034

Morzine

Apartment

Bedrooms 2

Bathrooms 2

Habitable Area 61.16 m²

DPE Energy Rating C

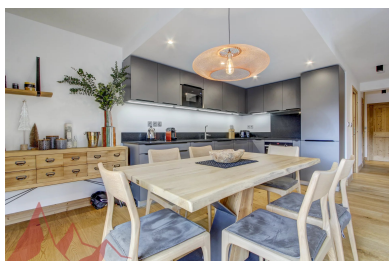
Gas Rating A

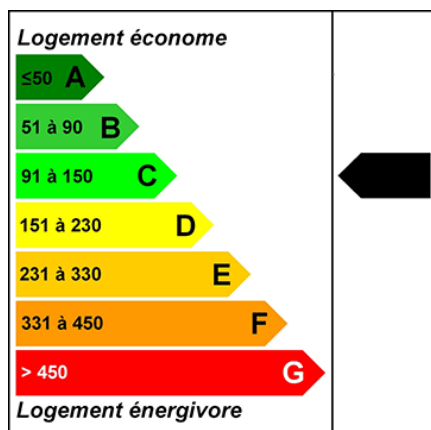
Description

Stunning luxury 2 bedrooms + 1 bunk room recently built in the centre of Morzine. Located in the heart of the village of Morzine and 250 meters away from the Pleney ski lift, this well-maintained two bedrooms + one bunk room apartment in a residence completed in 2021 boasts panoramic views of the surrounding mountains. It offers great rental potential thanks to its central location and proximity to shops and ski lifts. This apartment is located on the third and top floor of the residence LES

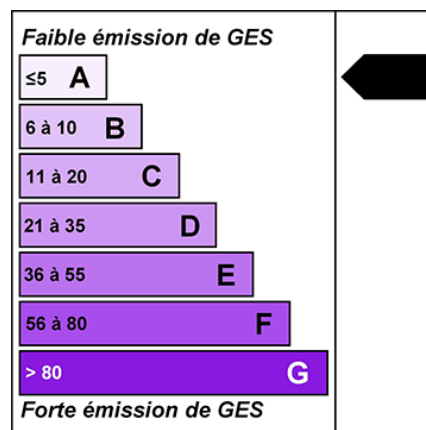
FRÊNES. With 61 sqm of habitable area, this apartment offers a south-east facing balcony with uninterrupted views of Le Pleney, Nyon and the ski slopes. The apartment is comprised of:

- A large entrance hall with storage space
- Two large double bedrooms, one with ensuite bathroom
- A bunk room
- A large living room / kitchen area of over 25 sqm opening onto a south-facing balcony. The living area faces south, providing plenty of natural light throughout the day. An exceptional property to the market with a great rental history. 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





DPE/Energy consumption:
134KWhEp/m2.an



GES/Greenhouse gas emission:
26KgCO2/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.