



Stunning LUXURY 4 bedroom duplex with great terrace

Price : 1 500 000 €

Reference 4037

Morzine

Apartment

Bedrooms 4

Bathrooms 4

Habitable Area 136 m²

DPE Energy Rating C

Gas Rating A

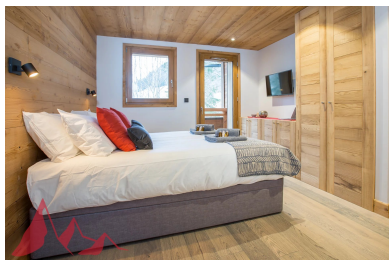
Description

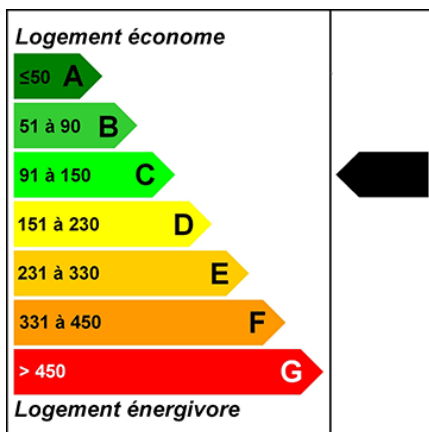
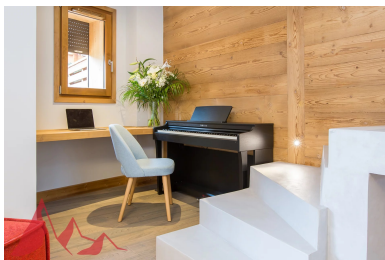
Stunning LUXURY 4 bedroom duplex with great terrace. This fabulous duplex apartment is located in a sought after area of Morzine with a tranquil setting yet just 5 minutes walk into the centre of Morzine. Situated at the start of Route des Nants the property is in a quiet area with views of the Avoriaz and surrounding area. Chalet Loupka was constructed in 2017 and is an exceptional development by one of the best developers in Morzine. There are 2 buildings which are connected at basement level with secure underground parking. This apartment is in Residence A with just 1 other apartment in the entire building. The apartment has an independent access so really does feel like a standalone chalet. There is also a private 2nd entrance from

the basement parking area. The design of this apartment is outstanding. It has 3 facades facing East, South and West so has optimum sunshine and light. It has terraces on all 3 sides of the apartment. The internal specification is high and is presented in superb condition. The salient points are Ground floor

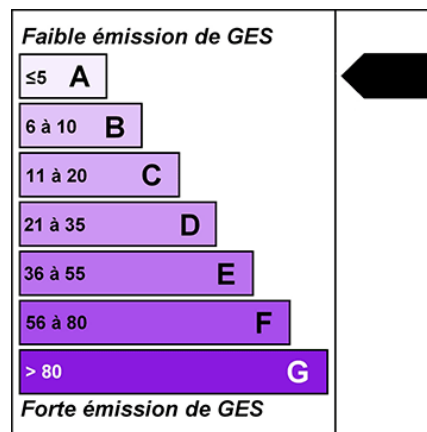
- Large open plan kitchen, dining and living area
- separate TV area to the side of the living area
- Entry hallway
- Independent bathroom with Utility area
- Rear terrace with hot tub
- Large front terrace for afternoon and evening sunshine First floor
- 2 double bedrooms with ensuite bathrooms
- 2 double bedrooms
- Independent family bathroom Basement level
- Independent access to apartment
- 2 secure car parking spaces

-Double sized cave with electric. Currently with Boot/Glove warmers and ski storage. 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:
18KgégCO2/m2.an

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