

Two-Bedroom Apartment – Morzine Town Centre

Price: 819 000 €

Reference Heritage - A206

Morzine Apartment Bedrooms 2 Bathrooms 1 Habitable Area 69.88 m²

Description

Two-Bedroom Apartment - Morzine Town Centre Located in the very centre of Morzine (hypercentre), this location provides access to all amenities right on your doorstep! Its sunlight exposure and orientation offer a panoramic view of Le Pléney and La Pointe de Nyon. Everything the resort has to offer is within easy reach. For those seeking a prime central location and effortless access to the slopes, this is the ideal opportunity. Apartment 206 is located on the second floor and will comprise 2 bedrooms, a living room/kitchen of 33.50m², and two bathrooms for a total surface area of 72.55m². The living area also features two balconies. This high-specification apartment will benefit from high-quality fittings and finishes. The apartment is



morzine-immo.com

sold with a cellar, an indoor garage, and access to the residence's private gym. You can personalise your apartment according to an available catalogue of finishes and create a home to your own taste. Features include: - Reduced notary fees (2.2%) - VAT recovery (20%) - Large cellar - Underfloor heating - Sold with ten-year building guarantees - Optimal thermal and acoustic insulation - Low energy consumption - Two covered parking spaces available upon request Please note: the photos are intended to demonstrate the quality and style of construction of the developer's previous projects. The property is covered by the co-ownership regulations. A rare opportunity to purchase into the project. Please contact us with details of your requirements, and we will offer apartments that match your criteria. Information on the risks to which this property is exposed is available on the Géorisques website http://www.georisques.gouv.fr

MORZINE IMMO

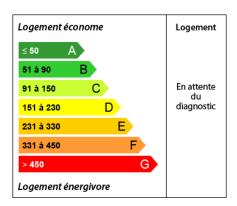












Important Notice

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.

MORZINE IMMO



T: +33 (0)4 50 79 13 09 | F: +33 (0)4 50 79 15 67 | E: info@morzine-immo.com morzine-immo.com

- (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.