



**\*\*under offer\*\* Superb new two-bedroom apartment in Morzine on the free ski bus to PRODAIN AVORIAZ**

**Price : 545 000 €**

**Reference B202 - 4024**

**Morzine  
Apartment  
Bedrooms 2  
Bathrooms 2  
Floors 2  
Habitable Area 61 m<sup>2</sup>  
DPE Energy Rating D  
Gas Rating A**

## **Description**

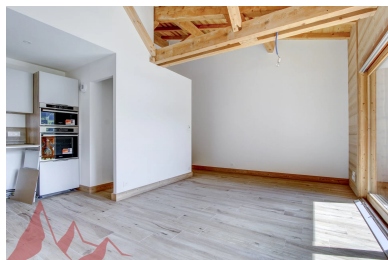
**\*\*under offer\*\*** Superb new two-bedroom apartment in Morzine on the free ski bus to PRODAIN AVORIAZ This apartment is situated in the lovely Ardoisières neighbourhood, which is conveniently located on the free shuttle route to Avoriaz. You'll be happy to know that the centre of Morzine is just a short 10-minute walk or shuttle ride away. This cosy apartment is situated

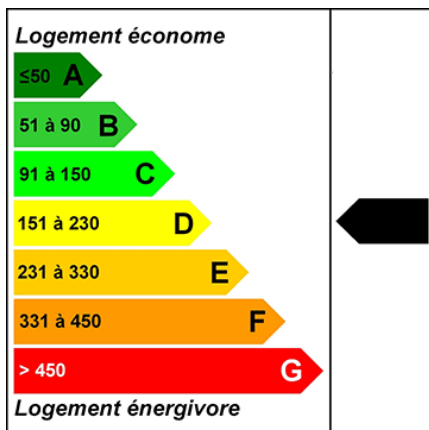
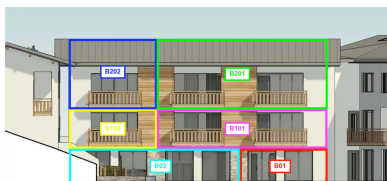


on the top floor of a small building with seven apartments; it boasts plenty of windows and a South/West exposure, making it bright and airy. Plus, you'll love the breathtaking views of the Morzine Valley, Pointe de Nyon, and Pléney. This fully renovated building has been reconstructed using high-quality materials. The apartment with a total surface area of 78.4 sqm (Habitable surface of 61 sqm) is composed of:

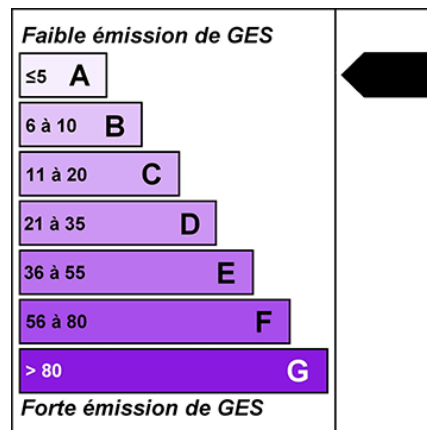
- An open-plan living kitchen and room with access to a balcony
- Two double bedroom
- Two bathroom with WC
- A mezzanine of 17.4 sqm
- A ski room and a cellar on the ground floor
- An outdoor parking space.

- Balcony Take advantage of this fantastic opportunity to buy a two-bedroom apartment in the Alps. Each apartment will come with an external parking, cave and ski locker. There is also the option to buy covered parking. The residence is well-located close to shops, restaurants and public transport. The building is serviced by a lift. The property is covered by the copropriété rules. 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:  
218KWhEp/m2.an



GES/Greenhouse gas emission:  
6KgécCO2/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.