



## **\*\*unfer offer\*\* Stunning refurbished 3-bedroom apartment including furniture, central Morzine**

**Price : 750 000 €**

**Reference 4089**

**Morzine**

**Apartment**

**Bedrooms 3**

**Bathrooms 2**

**Habitable Area 76.85 m<sup>2</sup>**

**DPE Energy Rating E**

**Gas Rating A**

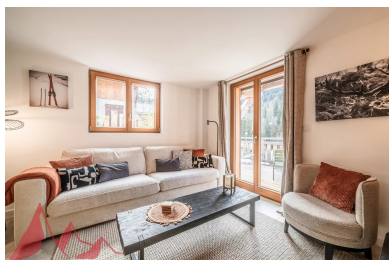
## **Description**

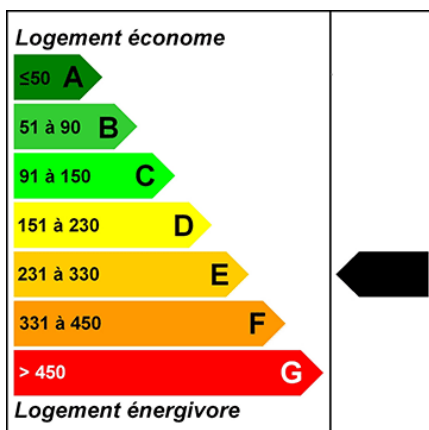
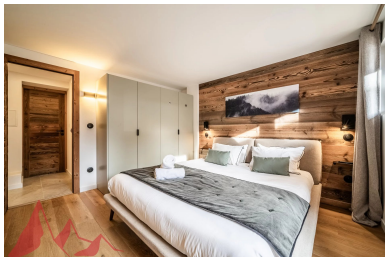
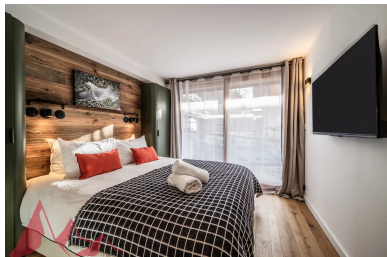
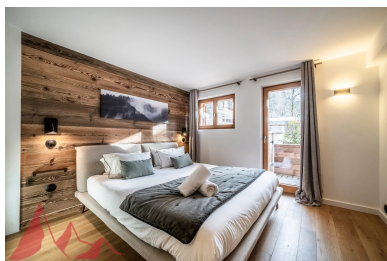
**\*\*unfer offer\*\*** Stunning refurbished 3-bedroom apartment including furniture, central Morzine This fabulous apartment has just been renovated to a high standard and furnished impeccably. The apartment is sold as seen with all brand new furniture included. The apartment has been designed to maximise the space with superb open plan areas but providing plenty of storage cupboards. The apartment is situated the Mernaz area of Morzine which is highly sought after. It is tranquil, receives

plenty of sunshine and only a 5 minute walk into the centre of Morzine. The free bus providing access to the slopes is even closer! The residence is also very smart as every apartment has been recently renovated together with the exteriors and roof. It is very much like a new build in that it is all high specification in line with current regulations. The apartment is on the ground floor and benefits a wrap around terrace which captures the sun throughout the day. It has its own private entrance away from the communal area of the residence. The apartment is composed as follows

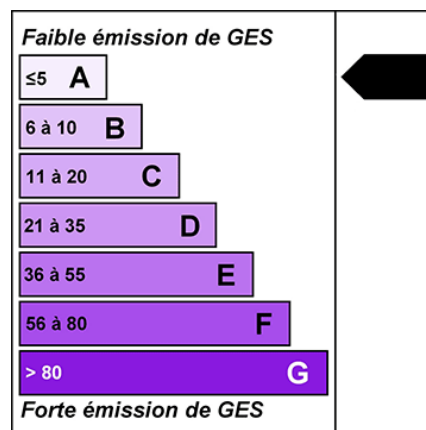
- Entry hallway
- Open plan living area with plenty of light, French doors leading on to terrace.
- Double bedroom with ensuite bathroom
- 2 further double bedrooms
- family bathroom
- Independent WC
- Plenty of storage cupboards
- Ski room/storage room with its own external entrance and then direct access into the apartment
- Laundry area
- Large terrace from South East around to West facing
- Secure bike storage

-2 car parking spaces with electric charging point. The apartment has its own hot water cylinder and run on electric. There is underfloor electric heating which can be controlled via an application on your phone. A fabulous investment opportunity with superb rental potential. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> For more information, please contact us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com)





DPE/Energy consumption:  
249KWhEp/m2.an



GES/Greenhouse gas emission:  
8KgécCO2/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.