



## **Vaulted ceilings and huge terrace, amazing 3 bedroom apartment – Morzine town centre**

**Price : 630 000 €**

**Reference Appt 3**

**Morzine**

**Apartment**

**Bedrooms 3**

**Habitable Area 70 m<sup>2</sup>**

**DPE Energy Rating F**

**Gas Rating B**

## **Description**

Vaulted ceilings and huge terrace, amazing 3 bedroom apartment - Morzine town centre Unique opportunity in the heart of Morzine! A spacious 70sqm apartment with an outstanding and rare roof terrace of over 40m<sup>2</sup>. The living area has vaulted ceilings which are rarely seen in an apartment. This is a fabulous opportunity for someone looking to create a fabulous home in the centre of Morzine. The apartment is in a great location just a 7 minute walk (600m) into the centre of Morzine. It is next to the free shuttle bus for the winter providing even quicker access to the mountain lifts. The apartment consists of the entire

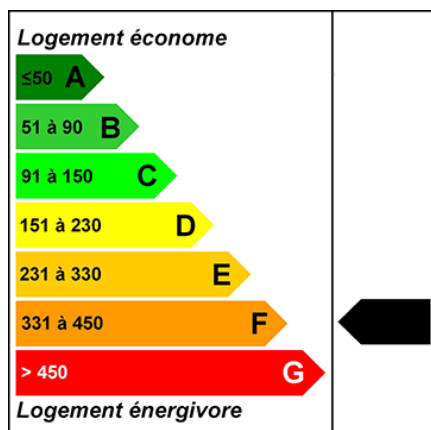


top floor of this small residence of just 3 apartments. As can be seen the apartment is currently laid out as a 2 bedroom apartment but there are some minor works that are required to be undertaken to the building upon the split of ownership. At present the building is owned by one person and we are currently creating a copropriete to split the ownership in 3. As a result of this there are 2 purchase options are available:

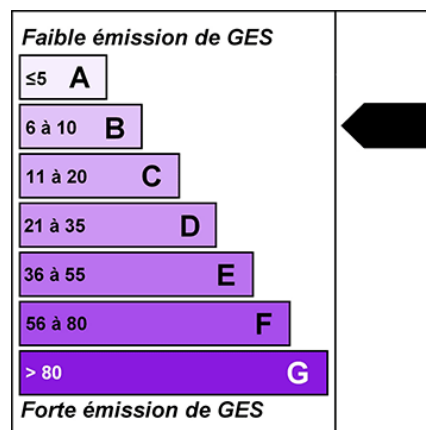
- 'To renovate' option - €630,000 As you can see from the images there has been work completed to the apartment. However, there are some works that will still need to be completed. The heating which is currently oil for the whole building. This will be removed and each apartment will be self sufficient on an electric system for heating and hot water. Currently the apartment is laid out with 2 bedrooms and 1 bathroom and can easily be 3 with 2 bathrooms. With this option you can decide what you would like to do to the apartment and put your personal touch on the apartment.

- 'Fully Renovated' option - €700,000: This option will be with works completed with new electric heating, 3 bedrooms and 2 bathrooms. All new windows. You will purchase once works are completed. On each option the apartment is sold with a parking space and cave. An covered parking space in addition is available at €10,000. For more information and Plans 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:**  
335KWhEp/m2.an



**GES/Greenhouse gas emission:**  
85KgCO2/m2.an

## Important Notice

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