**MORZINE IMMO** 





## Very nice 2-bedroom apartment in the heights of Morzine.

Price: 480 000 €

Reference 4111

Morzine
Apartment
Bedrooms 2
Bathrooms 1
Habitable Area 68.56 m<sup>2</sup>
DPE Energy Rating F
Gas Rating B

## **Description**

Very nice 2-bedroom apartment in the heights of Morzine. Come and discover this very nice apartment ideally located in the heights of Morzine and facing (South/West), allowing you to enjoy a very bright living room and a splendid view of Morzine and the surrounding mountains. Located in a human-sized residence and set back from the Avoriaz Road, it allows you to enjoy guaranteed calm and an exceptional view of Morzine and its surrounding mountains. Its proximity to the city center allows you to benefit from all amenities, just a 3-minute drive or by free shuttle (bus stop located 50 meters from the residence). Integrated into the Le Morzena residence in Morzine, this very nice 2-bedroom apartment (possibility of creating a 3rd



bedroom or an additional sleeping/cabin area) benefits from a breathtaking panoramic view of the surrounding mountains and Morzine, with a South/West exposure that brings natural light into the accommodation. This apartment consists of a large entrance hall with closets, a separate kitchen, a large living room with a fireplace opening onto the panoramic balcony, two bedrooms, one with access to the balcony, a shower room and separate toilet. The apartment is also sold with a cellar. The residence is equipped with a heated outdoor pool (in summer only), a communal games room, a garden and a pétanque court. Contact us for more information at Morzine Immobilier. Information on the risks to which this property is exposed is 1 available on the Géorisques website http://www.georisques.gouv.fr" 2

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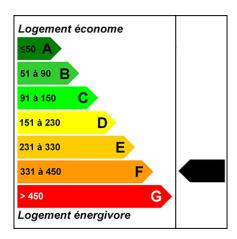




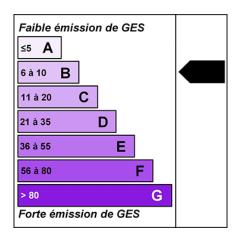




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DPE/Energy consumption: 428KWhEp/m2.an



GES/Greenhouse gas emission: 78KgéqCO2/m2.an

## **Important Notice**

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- (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
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- (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.
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