



SUPERB 4-ROOM DUPLEX APARTMENT IN MORZINE WITH PANORAMIC VIEW

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APARTMENT IN MORZINE
WITH PANORAMIC VIEW...



PROPERTY FACT FILE	
REFERENCE	A40750JEH74
PRICE	€ 819,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	1
ACCOMMODATION	87 m ²
LAND	12 m ²
TOWN	Morzine
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	Good condition
FEATURES	Close to ski resort, Mountain view, Less than 15 mins to ski
<small>*Price based on current exchange rate which is subject to change</small>	



- wood-burning fireplace
- incredible view
- near ski lift
- close to the city center
- closed garage

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Located on the fourth and top floor of a sought-after and well-maintained residence, this 87 m² apartment offers ideal proximity, a few meters from the center of Morzine and the ski lifts.. Perfectly laid out, this duplex comprises an entrance hall, two bedrooms, a bathroom, and a separate toilet on the first level. A

DESCRIPTION

This 87m² apartment stands out for its breathtaking view and its exceptional geographical location just a few meters from the center of Morzine and the ski lifts.. It features a vast balcony and two other small balconies offering varied perspectives and changing light depending on the time of day.

On the first level, you will find:

Two bedrooms, each with its own balcony,

chambre 1 = 13.26m²

chambre 2 = 11.10m²

A bathroom and separate toilet = 3.6m²,

A hallway leading to a fitted kitchen open to the living room = 23.13m², featuring a large fireplace and a generous bay window, maximizing the natural light.

A wooden staircase leads to a mezzanine = 14m² currently used as a sleeping area but which can easily be converted into an office. From this space, you enjoy a bird's eye view of the living room, while maintaining an unobstructed view thanks to the large bay window that extends almost the entire height of the apartment. On this same floor, you will also find:

A bathroom with a shower, toilet, and washing machine = 3.4m²,

A large, very comfortable bedroom = 13.30m². In terms of storage space and amenities, the apartment includes:

A large cellar for storing various items,

A dedicated ski locker,

A locked garage,

A space for storing bicycles,

A space shared with another apartment for storing firewood.

The residence is equipped with an elevator.

Virtual tour and plans available on request

For rental investors, this apartment represents an exceptional opportunity. Thanks t...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40750JEH74>

COMPLETE FILE AND PHOTO ON REQUEST



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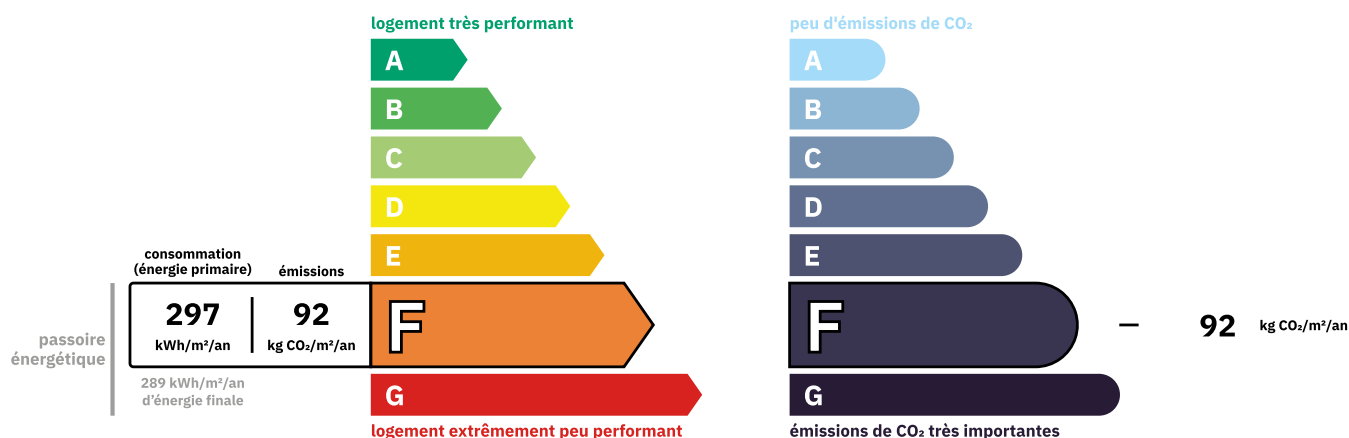
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Very energy consuming**
Estimated annual energy costs
between 3220 € and 4310€ for 2021

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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