LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SUPERB 4-ROOM DUPLEX APARTMENT IN MORZINE WITH PANORAMIC VIEW

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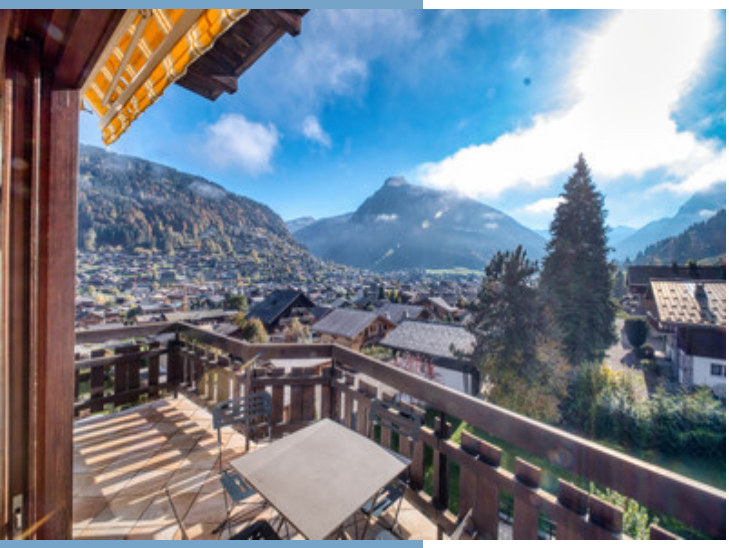

PROPERTY FACT FILE

REFERENCE	A40750JEH74
PRICE	€ 785,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	1
ACCOMMODATION	87 m²
LAND	12 m²
TOWN	Morzine
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	Good condition
FEATURES	Mountain view, Less than 15 mins to ski, Sold Furniture

*Price based on current exchange rate which is subject to change





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

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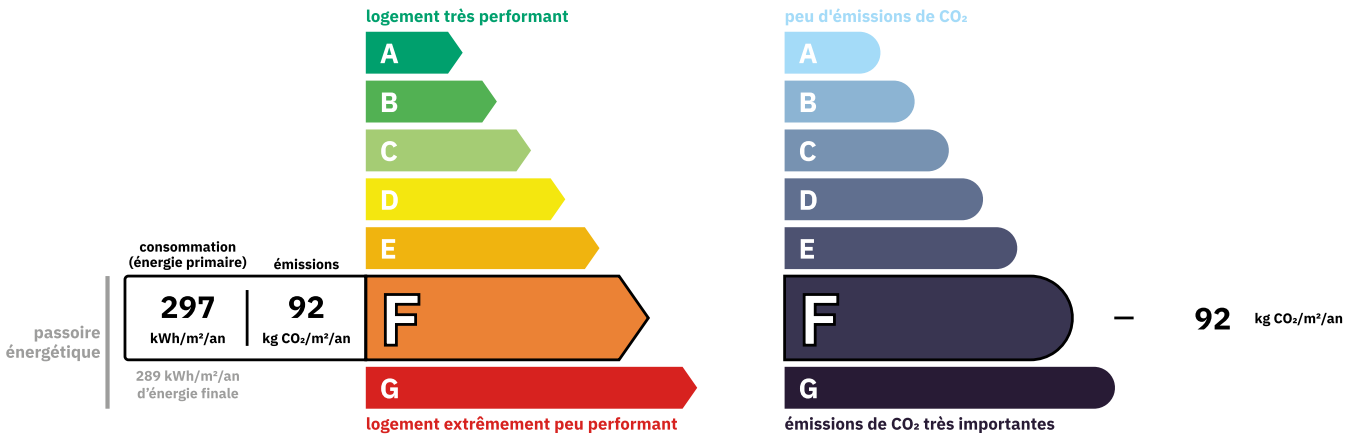
ENERGIE-DPE



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

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. 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. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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