



MY HOME  
IN THE ALPS

## Bright duplex with potential

Price : 182 000€

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Bright, west-facing duplex apartment in the center of Montriond. It has had only one owner since it was built in 1985 and has been very well maintained.

The T2 is located on the second floor of the residence. On entering the apartment, you'll find a separate toilet, a shower room, large custom-made closets that can be replaced by bunk beds, and a door to the living room.

The living room comprises a small kitchen and dining area opening onto the west-facing balcony.

Upstairs, a large bedroom is located in the attic. There's room for three beds and plenty of storage

space under the eaves.

The apartment comes with a parking space in the open garage and a ski locker.

The building also has communal bike storage.

The apartment is perfectly located in the center of Montriond, close to the school, the shuttle bus to Lake Montriond and Ardent and the shuttle bus to Morzine.

It is a great investment in the mountains.

DPE in process

Including fees be paid by of the seller. In a condominium of 120 lots. No ongoing proceedings. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :1

Bathrooms :1

Surface area (m2) :28.85

Central location

Well looked after

Price :182 000€

## **PRESENTATION OF THE PROPERTY**

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Price :182 000

Charges mensuelles :125

Situation :Montriond

Exposure :Ouest

Meublé

Year of construction :1985

Type of heating :Chauffage au électrique

## **PARTS**

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Number of main parts :2

Bedrooms :1

Bathrooms :1

WC dans salle de bain(s) :1

Private WC :1

Number floors are :2

## **MOVE**

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Covered parking spots :1

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860, route des Bois Venants  
74110 - MORZINE  
Tél. : +33 (0)9 54 76 22 30