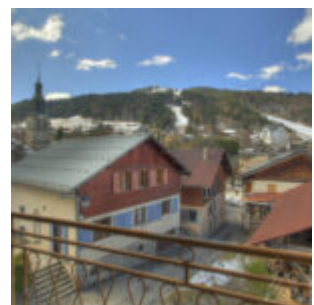
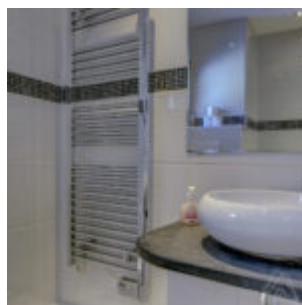
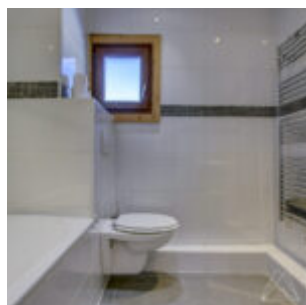
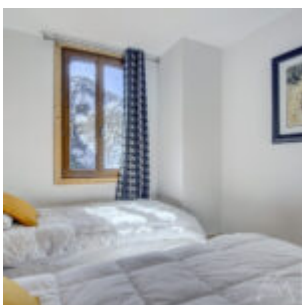
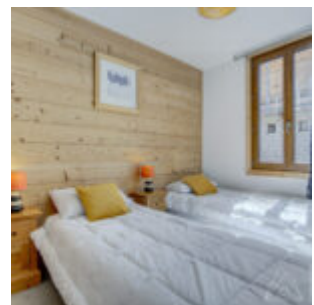
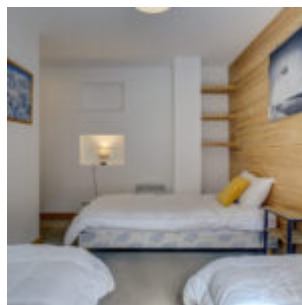
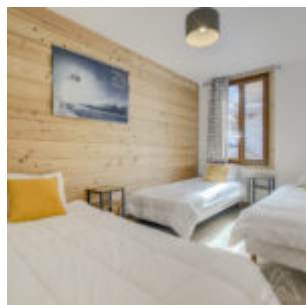
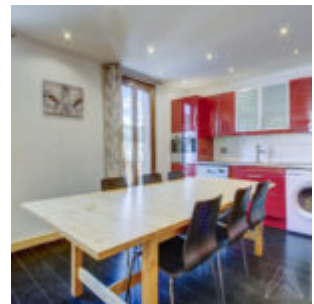
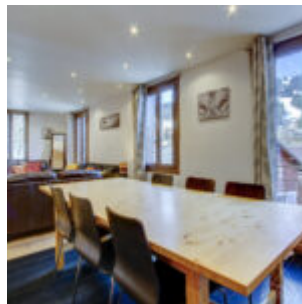
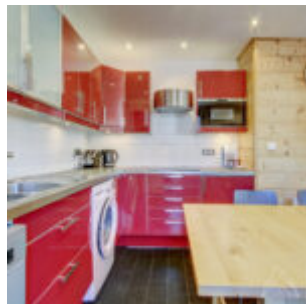
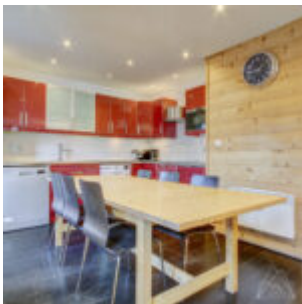
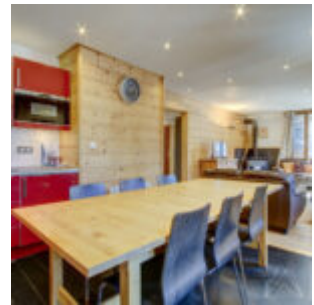
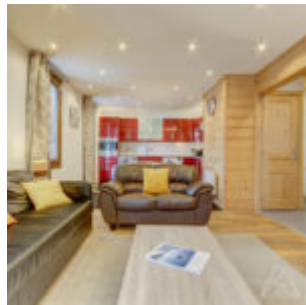




AGENCE  
MY HOME  
in the Alps

# Bright 2-bedroom apartment in the heart of Morzine

Price : 490 000€



Ideally located in the heart of Morzine's charming old town, just moments from the town hall and church, this well-presented two-bedroom apartment offers convenience, comfort, and authentic alpine character.

Positioned just 50 metres from the free shuttle bus stop, the property provides easy access to the Pleney, Super Morzine, and Prodains lift areas. A wide selection of bars, restaurants, and supermarkets are all within a short 5-minute walk, making this an excellent base for both winter and summer stays.

The apartment offers approximately 60 m<sup>2</sup> of living space, with a bright and spacious open-plan living and dining area. Large windows with Juliette balconies provide lovely open views across the resort, while allowing plenty of natural light throughout the day.

The fully equipped kitchen includes an integrated fridge freezer, oven, induction hob, microwave, dishwasher, and ample workspace.

The property sleeps up to 5 people across two bedrooms:

One twin bedroom (pr double) One bedroom with three single beds (family room) A family bathroom with bath/shower, washbasin, and WC is complemented by a separate guest WC for added convenience.

Additional features include a private outdoor parking space and internal storage for skis and boots.

This property presents a fantastic opportunity for those seeking a centrally located apartment in Morzine with excellent rental potential and year-round appeal.

In a condominium of 9 lots. No ongoing proceedings. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1098.00 and 1486.00 €. 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 :2

Bathrooms :1

Surface area (m2) :60.64

Central but quiet location

Proximity to the centre and pistes

Price :490 000€

## **PRESENTATION OF THE PROPERTY**

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Price :490 000

Property tax :566

Tax lodging :1117

Situation :Morzine

Exposure :Sud

Meublé

Year of construction :1970

Type of drainage :Septic tank - work in progress

## PARTS

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Number of main parts :3

Bedrooms :2

Bathrooms :1

WC in bathroom(s) :2

Private WC :1

## MOVE

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Parking spaces :1

Distance of the city centre :Central Morzine

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### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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