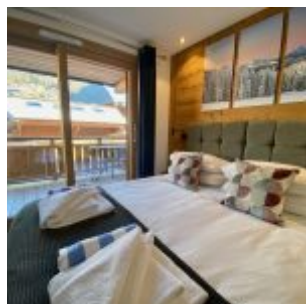


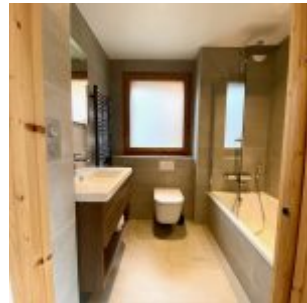


AGENCE
MY HOME
in the Alps

Central duplex with garden

Price : 1 075 000€





The location of this duplex could not be better - opposite the Pleney telecabine, you can reach the ESF office by foot in under 1 minute. It is tucked away off the main street, making it brilliantly central but quiet. The apartment feels like a chalet as it has its own front door and private garden.

Built in 2020, it is a new property, still within the 10 year building guarantee.

The entrance is on the ground floor. As you walk into the property there is a laundry and boot room, followed by the bright, east facing living space. On this floor is a bunk room. There are large, sliding doors leading out to the terrace which wraps around the apartment. In the garden are various outdoor dining areas including one slightly elevated, and there is a grass area perfect for dogs and children. Upstairs are 3 double bedroom, 2 of which are en-suite and there is a large family bathroom. On this level is a large balcony with great views of Avoriaz. There is underfloor heating throughout the property with thermostats in each room. The apartment is being sold completely furnished with a hot tub in the garden. It is a brilliant rental investment and ready to go straight away

In addition there is a double garage, of which some is used as the owners private storage.

Contact us now to arrange a viewing!

Fees to be paid by the seller. In a condominium of 63 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.

Bedrooms :3

Bathrooms :3

Surface area (m2) :80.25
Land area (m2) :123,46
Chalet style apartment
Central yet quiet location
Price :1 075 000€

PRESENTATION OF THE PROPERTY

Price :1 075 000
Property tax :1246
Charges mensuelles :165.00
Situation :Morzine
Exposure :Nord-Est
People :8
Meublé
Year of construction :2020
Type of heating :Underfloor heating
Type of drainage :Mains drains
Type of roof :Metal sheets

PARTS

Number of main parts :4
Bedrooms :3
Bathrooms :3

NEARBY ACTIVITIES

Cinema
Nightclub
Hiking
Mountaineering
paragliding
Rafting
Rink
Tennis

MY HOME IN THE ALPS

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30



AGENCE
MY HOME
in the Alps