

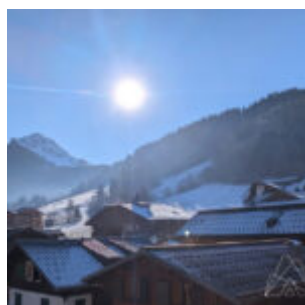
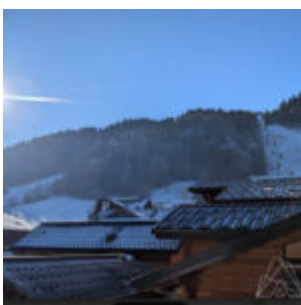
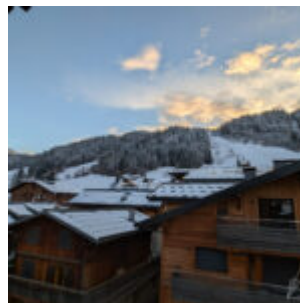
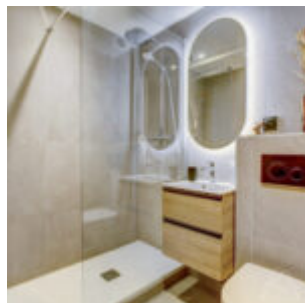
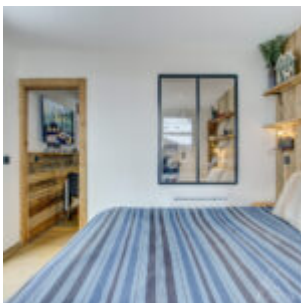
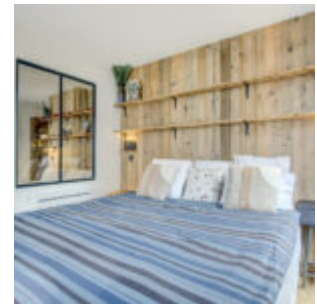
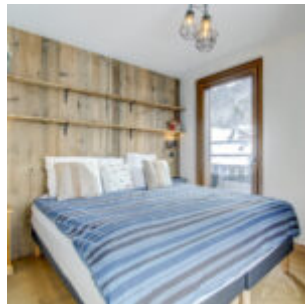


AGENCE  
MY HOME  
in the Alps

# Cosy T2 au centre de Morzine

Price : 330 000€

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Ideally located in the very heart of Morzine, just 170 metres from the Pleney lift and a short walk from shops, restaurants and the Super Morzine gondola, this beautifully renovated one-bedroom apartment offers a rare opportunity to enjoy the mountains in a truly prime setting.

Situated on the third floor of a well-maintained residence with lift access, the apartment benefits from a bright double aspect and three balconies, allowing you to enjoy open views over the surrounding mountains and direct views towards the Pleney slopes.

Fully refurbished in February 2025 with high-quality materials, the property combines modern comfort with alpine charm. Reclaimed wood finishes, elegant detailing and a carefully designed

layout create a warm and inviting atmosphere throughout. The living space is well optimised, featuring a contemporary kitchen opening onto a cosy lounge area, while the separate bedroom provides a peaceful retreat.

With a surface area of approximately 27.56 m<sup>2</sup>, the apartment is perfectly suited as a pied-à-terre or a high-performing rental investment in one of the most sought-after locations in the Portes du Soleil.

Additional features include a private ski locker, a cellar, and a secure parking space, offering practicality and comfort for both owners and guests.

This turnkey property, combining premium location, recent renovation and strong rental appeal, represents an excellent opportunity on the Morzine market.

Fees to be paid by the seller. In a condominium of 342 lots. No ongoing proceedings. Property with excessive energy consumption : Energy class F, Climate class C Estimated amount of annual energy expenditure for standard use: between 930.00 € and 1320.00 € for the years 2021, 2022, and 2023 (including subscriptions). 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

Surface area (m2) :29.00

Price :330 000€

## **PRESENTATION OF THE PROPERTY**

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Price :330 000

Charges mensuelles :166.00

Situation :Morzine

Exposure :Sud

Year of construction :1978

Type of heating :Chauffage au individuel électrique

## **PARTS**

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Number of main parts :2

Bedrooms :1

Shower(s) :1

Number floors are :3

## **MOVE**

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Parking spaces :1



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