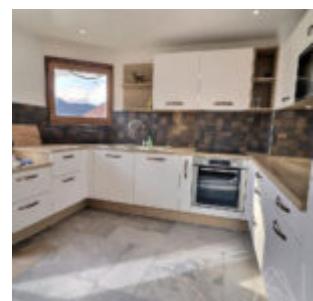
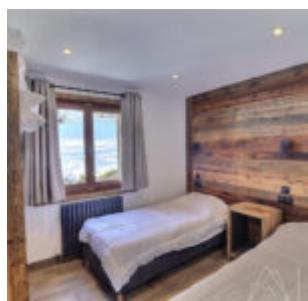
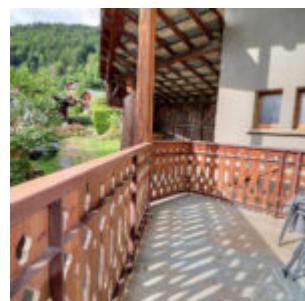
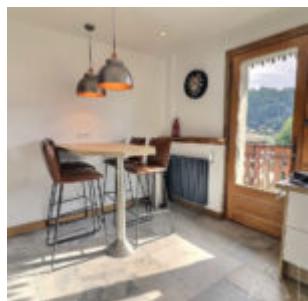
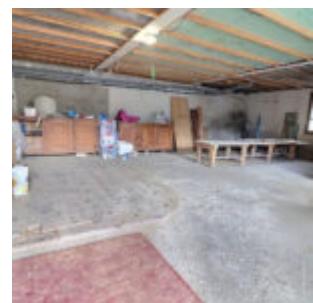
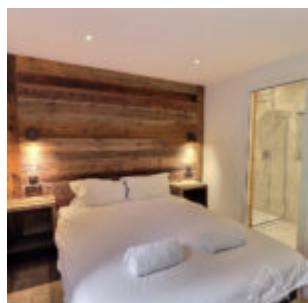
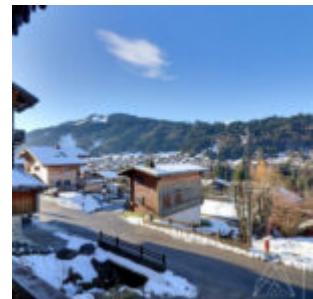


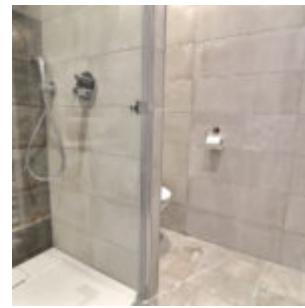
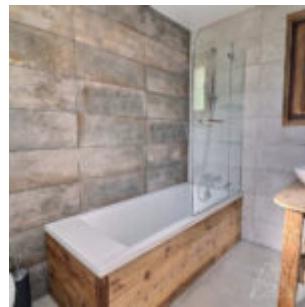


AGENCE  
MY HOME  
in the Alps

## Le Ruisseau

Price : 650 000€





Rare opportunity to acquire a spacious renovated apartment with exceptional parking and multi-use space- L'Elé, Montriond.

Located just a short walk from the center of Morzine, the Super Morzine télécabine and Montriond centre, this beautifully presented apartment offers both convenience and comfort in one of the most sought-after areas of the valley. Recently renovated to a high standard and with a new roof, the property combines modern living with practical features that make it ideal for a primary or secondary residence or a rental opportunity, it already has a strong rental history.

#### Property Overview

Habitable space: approx. 78.37m<sup>2</sup> Plus approx 65m<sup>2</sup> ground floor store and a private mazot. Total bedrooms: 3 Bathrooms: 3 (1 family bathroom + 2 ensuites) Balcony along the length of the property with a larger part for outdoor dining Parking space for 4 cars Accommodation

The southerly facing apartment is situated on the first floor of Le Ruisseau, a residence named after the stream running alongside it. With only two other apartments above, it offers a quiet and private setting with a beautiful view and plenty of sunshine.

Inside the apartment the corridor leads to:

A family bathroom with bath, one double bedroom, and two further double bedrooms with ensuite bathrooms. A spacious living room with access to the balcony A separate fitted kitchen with a breakfast bar and access out to the balcony The property was fully renovated to a high standard three years ago.

The ground floor:

An impressive 65m<sup>2</sup> of additional non-habitable space, already fitted with plumbing and electricity for a laundry and utility room, bike storage and a boot room. This versatile area could be converted into a games room, gym, cinema room, workshop or garage (subject to permissions). It

has already been partitioned off to include a boot room with heated boot warmers.

## Outdoor Features

Three parking spaces, plus the possibility to park a fourth car for visitors. A large communal garden with access around the rear of the building. A private mazot which is dry and makes great storage. Condition and Management

The roof was insulated and reconstructed three years ago and is still under guarantee. Managed by a syndic bénévole, ensuring charges are kept low. Heating is supplied by a communal oil boiler and radiators in the apartment. Location

You can easily walk to the Super Morzine lift, giving direct access to Avoriaz and the wider Portes du Soleil ski area, while Montriond centre is just a short walk away.

Winter: World-class skiing and snowboarding across 600 km of slopes. Summer: Alpine hiking, mountain biking, and swimming at nearby Lac de Montriond. All year round: A vibrant international community, authentic village charm, and excellent connections – just 1h 15m from Geneva Airport. This apartment offers generous living space, multi-use space with potential and a prime location – making it a perfect choice for both personal use and rental investment.

Fees to be paid by the seller. In a condominium of 24 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 :3

Bathrooms :3

Surface area (m<sup>2</sup>) :75.36

Gorgeous renovation

Huge multi-use space

Price :650 000€

## PRESENTATION OF THE PROPERTY

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Price :650 000

Property tax :787

Situation :Montriond

Meublé

Type of heating :Oil

Type of drainage :Mains drains

## PARTS

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Number of main parts :5

Bedrooms :3

Bathrooms :3

## MOVE

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Parking spaces :4



AGENCE  
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