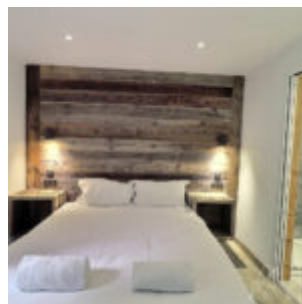
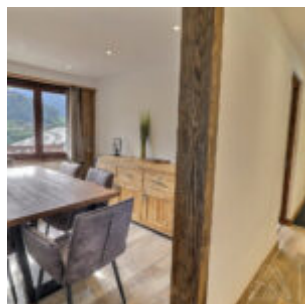
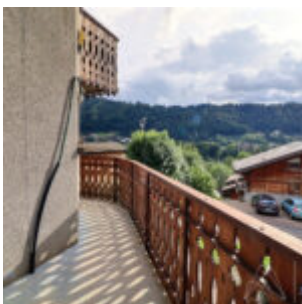
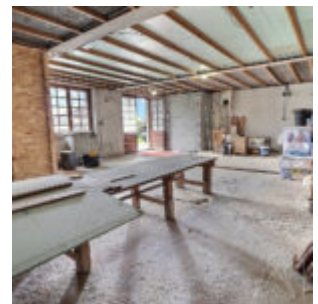
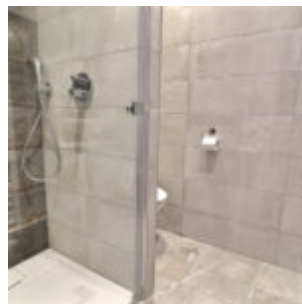
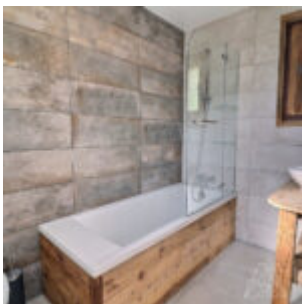
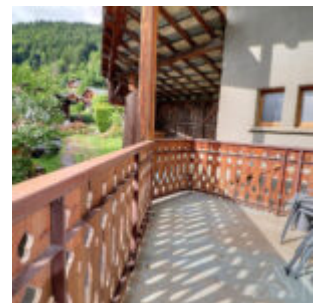
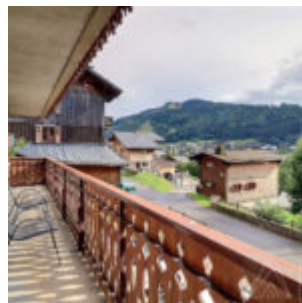
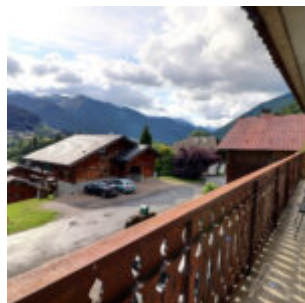
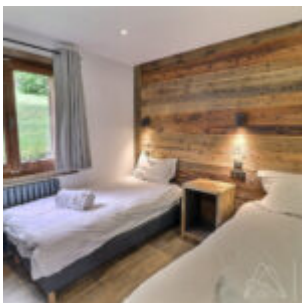
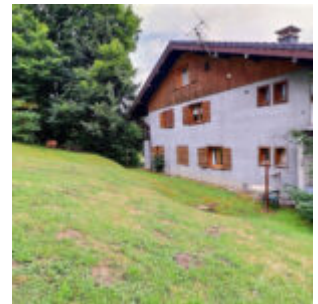
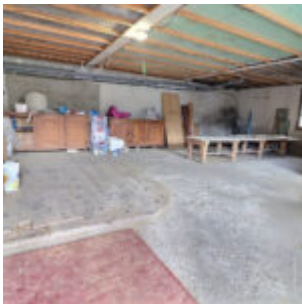




AGENCE  
MY HOME  
in the Alps

# Le Ruisseau

Price : 650 000€





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Rare opportunity to acquire a spacious renovated apartment with exceptional parking and multi-use space- L'Élé, 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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Beadrooms :3  
Bathrooms :3  
Surface area (m2) :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  
Beadrooms :3  
Bathrooms :3

## MOVE

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Parking spaces :4

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### MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

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