

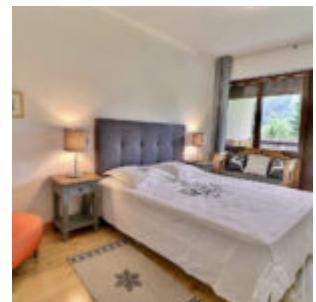
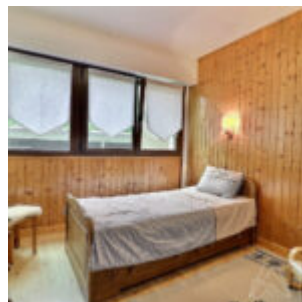
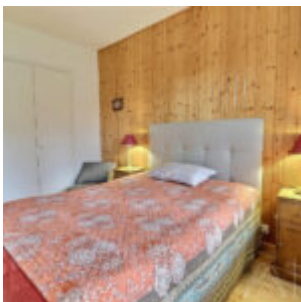
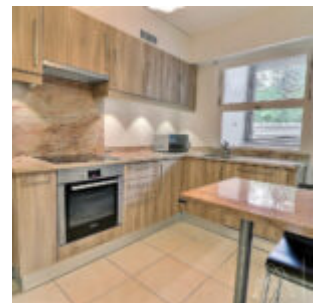
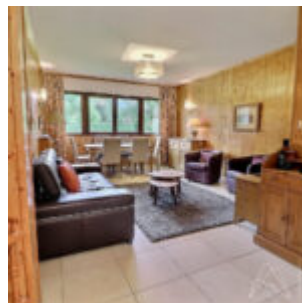
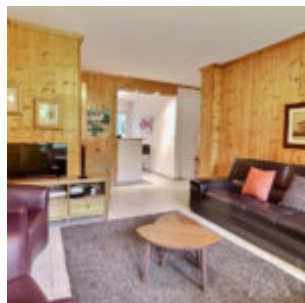
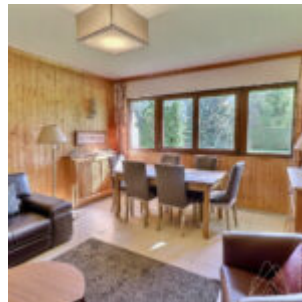
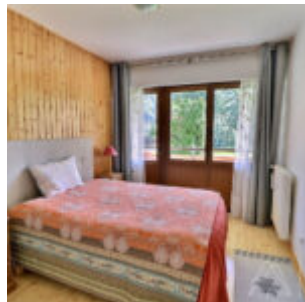
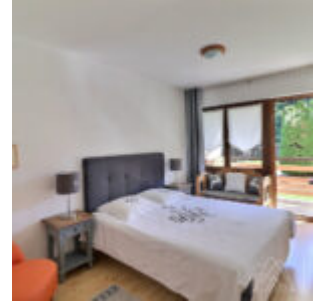
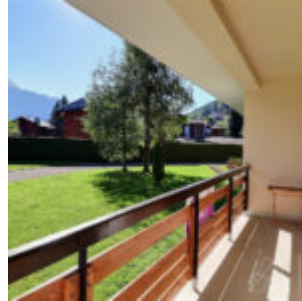


AGENCE  
MY HOME  
in the Alps

# Spacious 3 bedrooms with balcony

Price : 515 000€

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Spacious 82m<sup>2</sup> apartment with 3 bedrooms, ideally located. Bus stop right outside the residence and only a 20-minute walk to the center of Morzine.

The property offers 3 large bedrooms, a quality kitchen with granite worktop, a large cellar with space for sports equipment (bikes, etc.), and a covered parking space. The windows and electric shutters are recent, and the apartment has been well maintained. Situated a few steps above ground level, it benefits from a practical and bright layout.

The entrance leads into an east-facing living room, large enough for both lounge and dining areas, and open to the fully equipped kitchen. A pantry and laundry area are located behind the kitchen.

The hallway has ample built-in storage.

The sleeping area includes:

a double bedroom with a view of greenery and built-in wardrobe, another double bedroom with built-in storage and access to the east-facing balcony, a third, smaller double bedroom with storage. The bathroom is spacious and modern (shower and sink), and the WC is separate.

The apartment can comfortably accommodate several people and offers a living space well-suited for entertaining. With plenty of storage, it works equally well as a primary home or a second residence. Its proximity to the bus stop also makes it a solid rental investment.

Communal areas include a bike room, a table tennis room, and cellars. The apartment also comes with a covered parking space right outside the entrance.

Including fees of 5% TTC to be paid by of the purchaser. Price excluding fees 490 476 €. In a condominium of 22 lots. No ongoing proceedings. Energy class E, Climate class E Estimated amount of annual energy expenditure for standard use: between 2930.00 € and 4000.00 € 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 :3

Bathrooms :1

Surface area (m2) :82.00

Price :515 000€

## PRESENTATION OF THE PROPERTY

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Price :515 000

Charges mensuelles :0.00

Situation :Morzine

Exposure :Est

Year of construction :1969

Type of heating :Chauffage au collectif fuel

## PARTS

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Number of main parts :4

Bedrooms :3

Bathrooms :1

WC in bathroom(s) :1

Private WC :1

## MOVE

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Covered parking spots :1



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