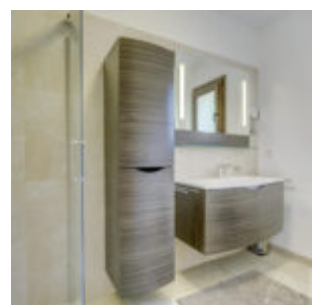
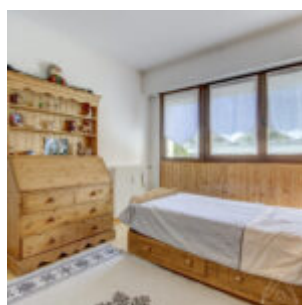
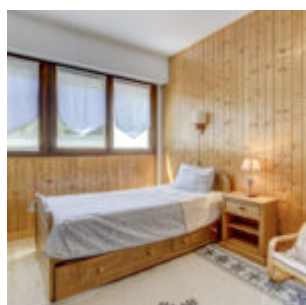
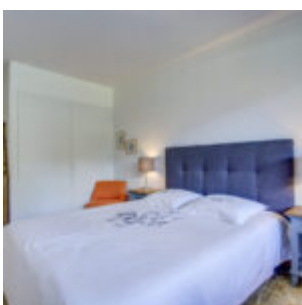
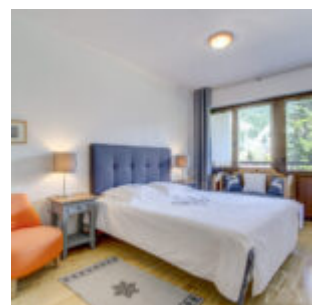
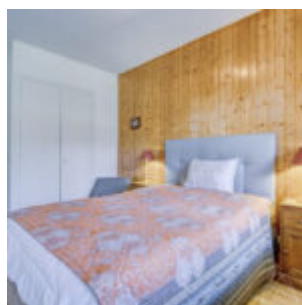
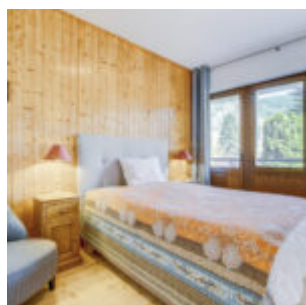
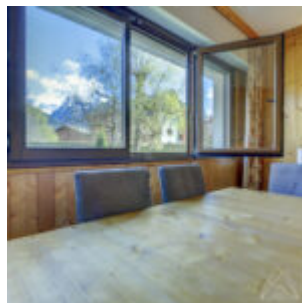
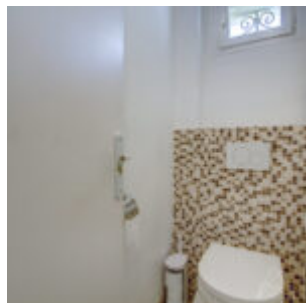
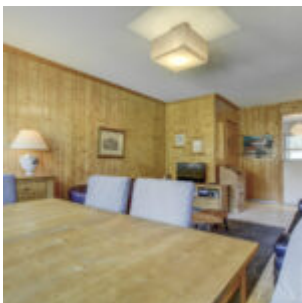
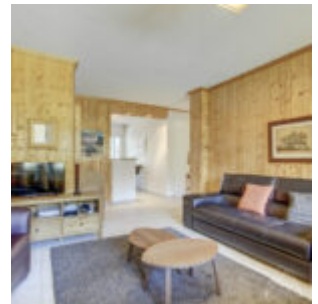
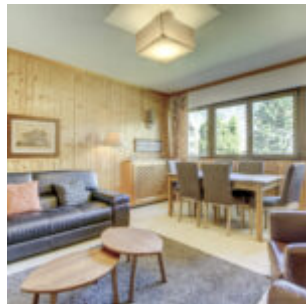
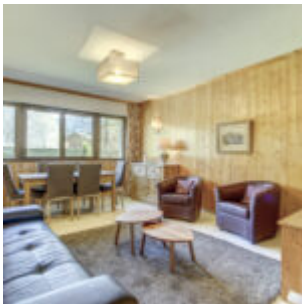




AGENCE  
MY HOME  
in the Alps

# Spacious 3 bedrooms with balcony

Price : 495 000€





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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.

In a condominium of 22 lots. No ongoing proceedings. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2930.00 and 4000.00 €. 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 (m<sup>2</sup>) :82.00

Price :495 000€

## **PRESENTATION OF THE PROPERTY**

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Price :495 000

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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### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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