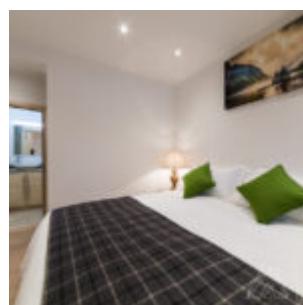
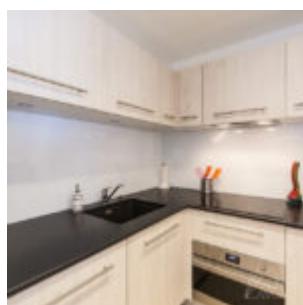
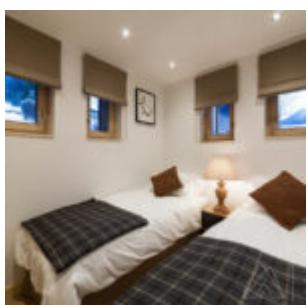
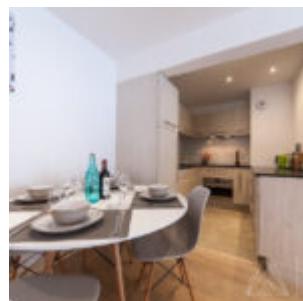
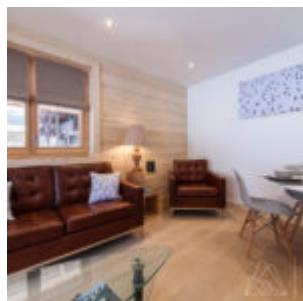




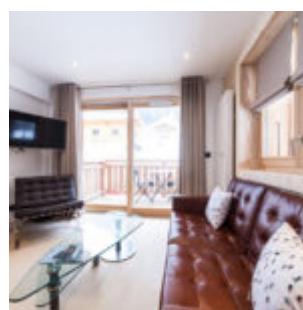
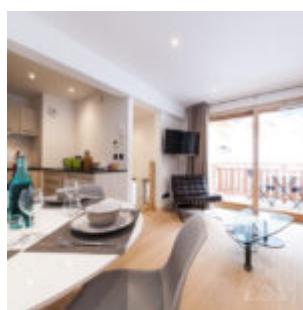
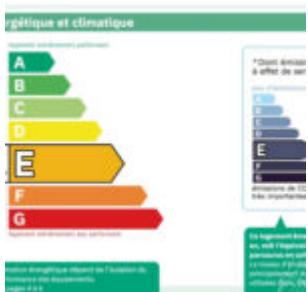
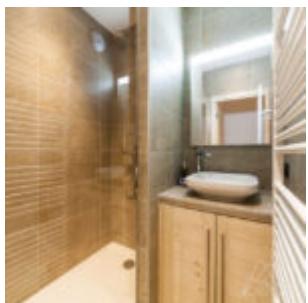
# AGENCE MY HOME in the Alps

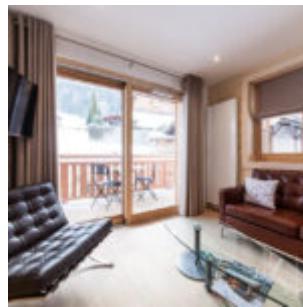
# T3 Duplex

Price : 499 000€



PETIT CHEVAL BLANC No. 2





## Stylish & Pristine Duplex Apartment For Sale — Morzine Old Town

A beautifully presented two-bedroom duplex ground-floor apartment just a short stroll from Morzine's charming Old Town. One of only eight apartments in a prestigious luxury residence, this property offers an exceptional blend of comfort, style, and convenience.

### Key Highlights

75 minutes from Geneva Airport  
South-facing balcony with mountain views  
Prime location, close to shops and amenities  
Covered private parking and additional garage  
Excellent rental potential – ideal investment opportunity  
Close to free ski bus stops (Routes A & D)  
Sold fully furnished and ready to move in  
Well-maintained interior, bright and welcoming  
Highly rentable location with proven returns

This immaculate duplex sleeps four guests comfortably in two adaptable bedrooms (can be configured as doubles or twins). Perfect as a holiday home or rental investment, the apartment combines modern convenience with Alpine charm.

Annual Co-Pro Charges: €3,900 (includes heating & hot water)

Taxe Foncière: €425

Water: €300/year

Electricity: €425/year

Amenities & Extras

UK/French satellite TV

USB wall sockets

Washing machine

Private garage

Large ski cave with heated boot warmers

Dedicated covered parking space

Bike wash area with hose and drainage

Layout Entrance Level:

Private access via the main residence

Stairs leading to both upper (living) and lower (bedroom) levels

Upper Level:

Spacious open-plan kitchen, dining & living area

South-facing balcony with beautiful mountain views

Modern kitchen with granite worktops, integrated fridge/freezer, dishwasher, oven, induction hob, microwave, and Nutribullet

Comfortable lounge with leather sofa & armchairs, dining for six, and large flat-screen TV

Lower Level:

Two double/twin bedrooms, both with built-in wardrobes

Master bedroom with en-suite shower room, hand basin & WC

Second shower room with hand basin

Separate toilet

Laundry area with washing machine

Under-stair storage cupboards

Exterior Features

Private garage for car or bike storage

Large ski cave with heated boot racks

Additional covered parking space

Location

Ideally situated — just under a 10-minute walk to local bars, restaurants, and supermarket, and another short stroll to Morzine's town centre and the Tourist Office.

Free Bus Stop A (4-minute walk): Access to Les Prodains 3S lift for Avoriaz & Portes du Soleil

Free Bus Stop D (directly outside): Connects to Super Morzine and Le Pleney lifts

Buses run every 10 minutes at peak times, making it effortless to reach all ski areas and village amenities.

### A Turnkey Alpine Retreat

With its immaculate condition, smart layout, and sought-after location, this duplex apartment offers everything you need for a relaxing mountain lifestyle or lucrative rental investment in the heart of Morzine.

Fees to be paid by the seller. In a condominium of 8 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 2022: between 1420.00 and 1970.00 €. 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 :2

Bathrooms :2

Surface area (m2) :51.00

Price :499 000€

## **PRESENTATION OF THE PROPERTY**

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Price :499 000

Charges mensuelles :325.00

Situation :Morzine

Type of heating :Chauffage au individuel fuel

## **PARTS**

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Number of main parts :3

Bedrooms :2

Bathrooms :2

WC in bathroom(s) :2

## **MOVE**

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Covered parking spots :1

Parking spaces :1

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## **MY HOME IN THE ALPS**



AGENCE  
MY HOME  
in the Alps

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74110 Morzine

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