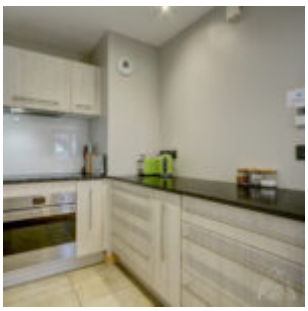
AGENCE
MY HOME
in the Alps

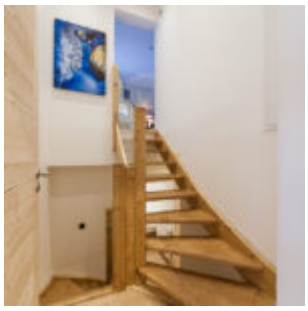
Bright Duplex in Central Morzine

Price : 450 000€



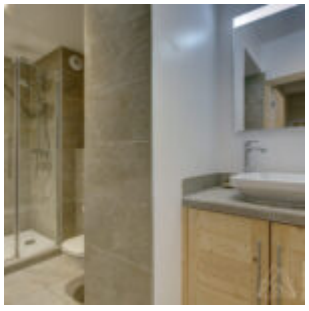




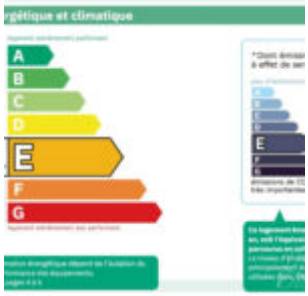












Elegant and Immaculate Duplex Apartment for Sale — Morzine Old Town

Beautiful two-bedroom duplex apartment located on the ground floor, just a short walk from the charming Old Town of Morzine. Part of an exclusive residence of only eight apartments, this property perfectly combines modern comfort, Alpine charm, and a prime location.

Situated just 75 minutes from Geneva Airport, the property enjoys a central location close to shops, amenities, and free shuttle bus stops providing easy access to the Portes du Soleil ski area. Sold fully furnished and ready to move into, this apartment represents an excellent opportunity both as a second home and as a rental investment thanks to its strong seasonal rental potential.

The apartment offers a bright, warm, and beautifully maintained interior. It can comfortably accommodate up to four guests with two flexible bedrooms that can be arranged as either double or twin rooms depending on requirements.

The private entrance is accessed through the residence and leads to the living area upstairs and the bedrooms downstairs.

The upper floor features a spacious open-plan living, dining, and kitchen area. The south-facing balcony enjoys open mountain views and excellent sunlight throughout the day. The modern kitchen is fully equipped with granite worktops and splashbacks, an integrated fridge-freezer, dishwasher, oven, induction hob, microwave, kettle, toaster, and even a Nutribullet, perfect for preparing a smoothie before a day on the slopes. The cosy living area includes a sofa, leather armchairs, a dining table for six people, and a large flat-screen television.

The lower floor comprises two bedrooms with built-in wardrobes, including a master bedroom with en-suite shower room, washbasin, and WC. There is also a second shower room with washbasin, a separate WC, a laundry area with washing machine, and additional enclosed storage space beneath the staircase.

Additional features include UK and French satellite television, USB wall sockets, a spacious ski locker with heated boot warmers, a private garage ideal for a car or bicycle storage, an additional covered parking space, and a dedicated bike wash area with drainage.

The location is ideal, less than a 10-minute walk from the nearest bars, restaurants, and supermarket, and approximately 20 minutes on foot to the centre of Morzine and the Tourist Office. The free shuttle bus line A is located just a 4-minute walk away and provides direct access to the Prodains 3S cable car linking to Avoriaz and the wider Portes du Soleil ski domain. The free line D bus stop is located directly outside the residence and serves Super Morzine, the village centre, and the Pleney ski lifts.

Annual co-ownership charges are €3,900 and include heating and hot water. Property tax is €425 per year, water charges are approximately €300 per year, and electricity costs are approximately

€425 per year.

Agency fees payable by the seller. The property is part of a co-ownership of 8 lots with no ongoing legal procedures.

Energy rating: E. Climate rating: E.

Estimated annual energy costs for standard use range between €1,420 and €1,970, based on 2022 energy prices.

Information regarding potential risks to which this property is exposed is available on the official Géorisques website.

Beadrooms :2
Bathrooms :2
Surface area (m2) :51.00
Price :450 000€

PRESENTATION OF THE PROPERTY

Price :450 000
Charges mensuelles :325.00
Situation :Morzine
Meublé
Type of heating :Chauffage au individuel fuel

PARTS

Number of main parts :3
Beadrooms :2
Bathrooms :2
WC in bathroom(s) :2

MOVE

Covered parking spots :1
Parking spaces :1

MY HOME IN THE ALPS

315 rue du bourg,
74110 Morzine
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