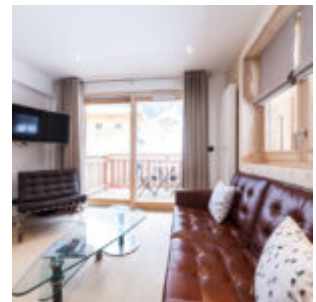
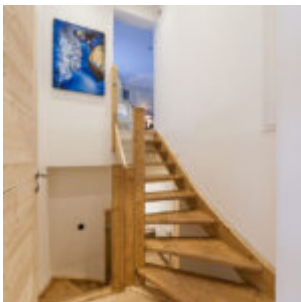
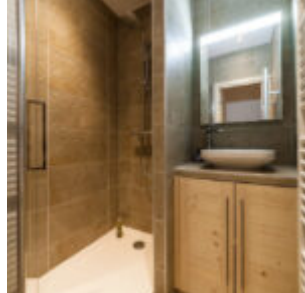
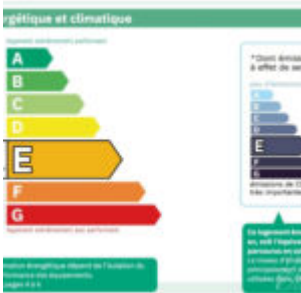
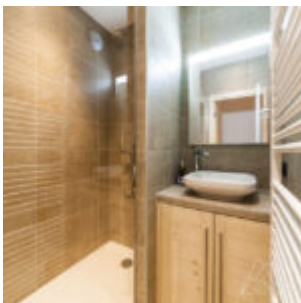




AGENCE  
MY HOME  
in the Alps

## T3 Duplex

Price : 499 000€





## 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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Beadrooms :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  
Beadrooms :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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