



# alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## Appt. Ayan

**Montriond, Morzine, Portes Du Soleil**

**958 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	958 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	21/02/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	114.8 m²
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	9
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (312)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Super must-see apartment located in Montriond, just a few minutes from Morzine. Renovated in 2017, this 114.76m² apartment with 3 bedrooms, each with its own shower room, offers a comfortable and convenient living space for a primary residence or family holiday. The property features a fully equipped kitchen connected to an open plan living/dining area with access to a terrace measuring 12.5m² and providing superb views over the Morzine valley and mountainsides. This apartment is offered fully furnished and equipped - you can move in immediately and start making the most of the mountains!

Close to amenities and the town centre of Morzine and Montriond, reachable on foot in 10 minutes, this apartment also benefits from easy access to free shuttle buses. A covered parking space and a ski storage room with boot dryers are also included.

You can also take advantage of a profitable rental income if you decide to rent it out (figures available upon request).

The property is covered by the copropriété rules.

958 000 € TTC

ES Residence



Niveau: RDC

Orientation: Sud Ouest

#### APARTMENT A2

SEJOUR / CUISINE	52,47 m <sup>2</sup>
CH.1	12,62 m <sup>2</sup>
SDE 1	3,18 m <sup>2</sup>
CH.2 + SDE 2	15,47 m <sup>2</sup>
CH.3	25,49 m <sup>2</sup>
SDE 3	5,53 m <sup>2</sup>
Surface Totale Logement Carrez	114,76 m <sup>2</sup>
TERRASSE	12,43 m <sup>2</sup>

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