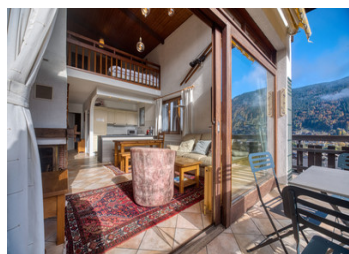


Superb 4-room duplex apartment in Morzine with panoramic view



INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	87 m2
Outside Space:	12 m2

IN BRIEF

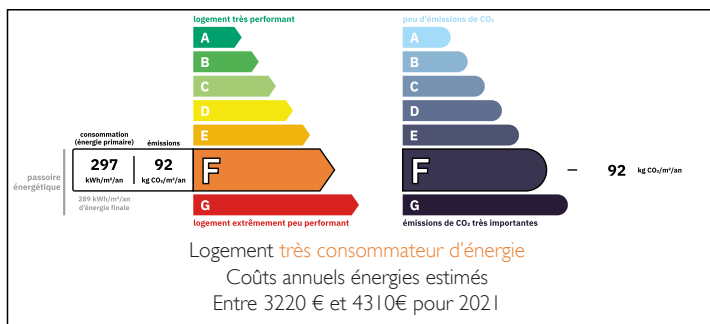
Located on the fourth and top floor of a sought-after and well-maintained residence, this 87 m² apartment offers ideal proximity, a few meters from the center of Morzine and the ski lifts..

Perfectly laid out, this duplex comprises an entrance hall, two bedrooms, a bathroom, and a separate toilet on the first level. A spacious, bright living room with a fireplace and open kitchen opens onto a superb terrace offering breathtaking views of Morzine and the surrounding mountains. Upstairs, a large mezzanine overlooks the living room. There is also a shower room with a toilet and a spacious double bedroom.

Its dual-aspect design offers panoramic views and multiple orientations. This property is sold fully furnished and includes a large cellar, a ski locker, and a secure garage.

Virtual tour and plans available on request.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This 87m² apartment stands out for its breathtaking view and its exceptional geographical location just a few meters from the center of Morzine and the ski lifts.. It features a vast balcony and two other small balconies offering varied perspectives and changing light depending on the time of day.

On the first level, you will find:

Two bedrooms, each with its own balcony,

chambre 1=13.26m²

chambre 2=11.10m²

A bathroom and separate toilet= 3.6m²,

A hallway leading to a fitted kitchen open to the living room = 23.13m², featuring a large fireplace and a generous bay window, maximizing the natural light.

A wooden staircase leads to a mezzanine = 14m² currently used as a sleeping area but which can easily be converted into an office.

From this space, you enjoy a bird's eye view of the living room, while maintaining an unobstructed view thanks to the large bay window that extends almost the entire height of the apartment. On this same floor, you will also find:

A bathroom with a shower, toilet, and washing machine = 3.4m²,

A large, very comfortable bedroom = 13.30m². In terms of storage space and amenities, the apartment includes:

A large cellar for storing various items,

A dedicated ski locker,

A locked garage,

A space for storing bicycles,

A space shared with another apartment for storing firewood.

The residence is equipped with an elevator.

Virtual tour and plans available on request

For rental investors, this apartment represents an exceptional opportunity. Thanks to its proximity to the town center and the ski lifts, it offers a...

LOCAL TAXES

Taxe foncière: 906 EUR

Taxe habitation: 1602 EUR

NOTES