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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Ambrune

**Morzine, Morzine, Portes Du Soleil**

**135 000 €uros**



## Contact

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

**Tel:** +33 6 08 15 46 54

**Email:** [marianne@alpine-property.com](mailto:marianne@alpine-property.com)

# Key Features

<b>Price</b>	135 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	08/04/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	25 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	363.00 Euros
<b>Annual charges</b>	1000.00 Euros
<b>Number of lots</b>	108
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This super one bedroom ground floor apartment is located in the well-maintained 'Chalets de Morzine' residence in the Pied de la Plagne area of the town. On the ski bus route, and only a 15 minute stroll from the town centre, the property combines practicality with a calm environment and beautiful views!

The entrance hall of the apartment is generous and offers a pleasant area in winter or summer for the pulling on and off of boots, as well as handy, made-to-measure storage for coats, bags, bed linen etc. Off the hallway, there is a cosy double bedroom with built-in storage, and a fully tiled bathroom with a small bath/shower, and a separate WC.

The living space is light and pretty and designed for comfortable family life. The kitchen area is modern and well equipped, and includes a washing machine. The dining area can comfortably seat 4 people, and the sitting area gives you plenty of room to relax with your feet up. A comfy sofa with built in storage converts to a double bed for the night time, making the most of the space on offer in this stylish and beautifully-kept apartment.

Patio doors lead from the sitting room out onto a little terrace and the impeccably maintained communal gardens, so there is plenty of scope for 'al fresco' dining in the summer, and room for children to play safely whatever the season. The views from the garden are spectacular, and the apartment is not overlooked and feels very private. Altogether a very pleasant holiday setting!

Apartment Ambrune comes with a private parking space and a cave, and the very reasonable service charge covers snow-clearing, refuse collection, garden maintenance and water charges. An excellent base from which to explore the mountains, and a perfect rental property.

The property is covered by the copropriété rules.







