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Appt. Portes de Morzine

Montriond, Morzine, Portes Du Soleil

79 000 €uros



Contact

Contact **Ailsa Bishop (Morzine)** about this property.

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Key Features

Price	79 000 Euros
Status	SOLD
Last updated	10/11/2018
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	1
Bathrooms	1
Floor area	14 m²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	3.8 km
Nearest shops	800 m
Garage	Single
Drainage	Mains drains
Annual charges	980.00 Euros
Number of lots	37
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Apartment Portes de Morzine is situated on the first floor of this handsome residence, a few minutes' walk from the centre of Montriond. The property has a total surface area of around 23m2, with 14m2 classed as "habitable" space, and the remaining 9m2 in the eaves.

The apartment is in good condition, with a quite a quirky layout! Entering through the front door, there is a modern kitchenette and dining area, with built-in storage. This area is small, but perfectly suited for putting together a quick supper, with space to also sit down and enjoy it! The recently refurbished bathroom with shower sits neatly off the entrance hall on the opposite side to the kitchen.

Upstairs, you will find the bedroom/living area. Located in the eaves of the residence, this room has sloping ceilings and a velux window to bring in the light. A versatile space, there is room for a double bed plus sofa, which saves you the inconvenience of folding away the bed each morning, and allows you to separate your sleeping space from your relaxation space.

The apartment is sold with a good sized cave, and the real added bonus with this property is the garage, ideal to save you digging the car out of the snow on a wintery morning, but also perfect as secure storage for your skis, mountain bikes, kayaks or other sporting equipment of choice! There is space to park the car in front of the garage, so you can store your gear and park the car with no worries at all!

The nearest bus stop is approx 250m easy walk from the apartment, with more frequent buses running 10 minutes' walk away at the next bus stop. The centre of Montriond, offering a selection of shops bars and restaurants, is also only a short walk away. The lovely Dereches footpath which runs alongside the river will take you directly to Morzine centre either by a gentle amble on foot (30 mins) or by bike (under 10 mins).

For investors seeking a good rental return, this apartment can be let on an annual basis for approx €500-€550 per month, representing a hassle-free return on investment. Alternatively, weekly rentals should generate a good income, allowing you time to enjoy the apartment yourself.

The property is covered by the copropriété rules.

















