

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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## **Duplex La Moraine**

Montriond, Morzine, Portes Du Soleil

249 000 €uros



## **Contact**

Contact Marie-Anne Denicolo about this property.

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## **Key Features**

**Price** 249 000 €uros

Status SOLD

Last updated 07/03/2020
Area Portes Du Soleil

**Location** Morzine **Village** Montriond

Bedrooms 3 Bathrooms 2

Floor area 60.6 m<sup>2</sup>

**Heating** Oil fired central heating

Ski accessSki busNearest skiing2.5 kmNearest shops600 mDrainageMains drainsTaxe foncière397.00 €uros

Taxe foncière397.00 €urosAnnual charges3472.00 €uros

Number of lots 6
Procédure en cours No
Energy efficiency rating F (302)
CO2 emissions F (90)

**Agency fees** Paid by the seller

## **Property Description**

This duplex apartment in the "La Moraine" residence in Montriond is perfectly situated in a quiet residential area, just 100m from the ski bus stop and a few minutes' stroll from the village centre.

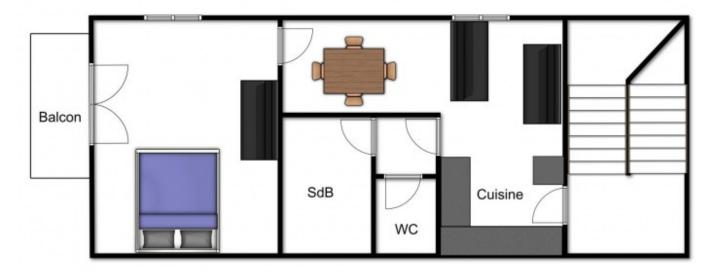
The apartment itself is situated on the first and second (top) floor of the building, and offers over 95m2 total floorspace, approx. one third of which is under 1.8m head height. The layout is such that the property lends itself to use as two separate apartments, but would equally well work as a whole. The apartment has its own private entrance at ground level, with a roomy flight of stairs taking you up to the entrance to the main apartment. Having private ownership of the stairs and landing means you can leave all coats, bags and shoes out on the landing without fear of bothering your neighbours!

Entering the apartment, the main living accommodation is open plan, with a large fitted kitchen, dining area and sitting area. There is a spacious bathroom with separate WC, and a large double bedroom (with space for double bed and bunks), with a west-facing balcony.

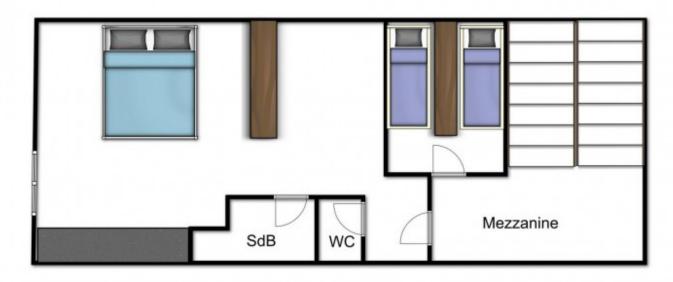
Upstairs, most of the top floor has limited head height (27.9m2 out of 45.8m2 is under 1.8m). However, the space remains very usable, and is currently set up as a separate one bedroom apartment. A spacious stairwell links the two floors, again with a large landing for coats, bags and shoes. The bedroom is currently set up with two single beds, and is all under 1.8m head height. The main living space is large, with a galley kitchen, seating area and double bed, measuring a total of 24m2, of which 16m2 is below 1.8m. The shower room and separate WC are in good condition and have full head height.

The apartment could be reconfigured as one large apartment or, used in its current set-up, offers rental potential as two separate units. The apartment is sold with a cave and 2 designated parking spaces, and the quarterly charges include all heating, and hot and cold water.

The location of this property is excellent. It is in a quiet residential sector of Montriond, but only 100m from the ski bus stop to whisk you up to Ardent for a day on the slopes, or into Morzine for a browse round the shops. Montriond village centre is an easy 5 minute stroll away.



Niveau 1



Niveau 2























