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Duplex La Moraine

Montriond, Morzine, Portes Du Soleil

249 000 €uros



Contact

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Key Features

Price	249 000 Euros
Status	SOLD
Last updated	07/03/2020
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	3
Bathrooms	2
Floor area	60.6 m ²
Heating	Oil fired central heating
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	600 m
Drainage	Mains drains
Taxe foncière	397.00 Euros
Annual charges	3472.00 Euros
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!

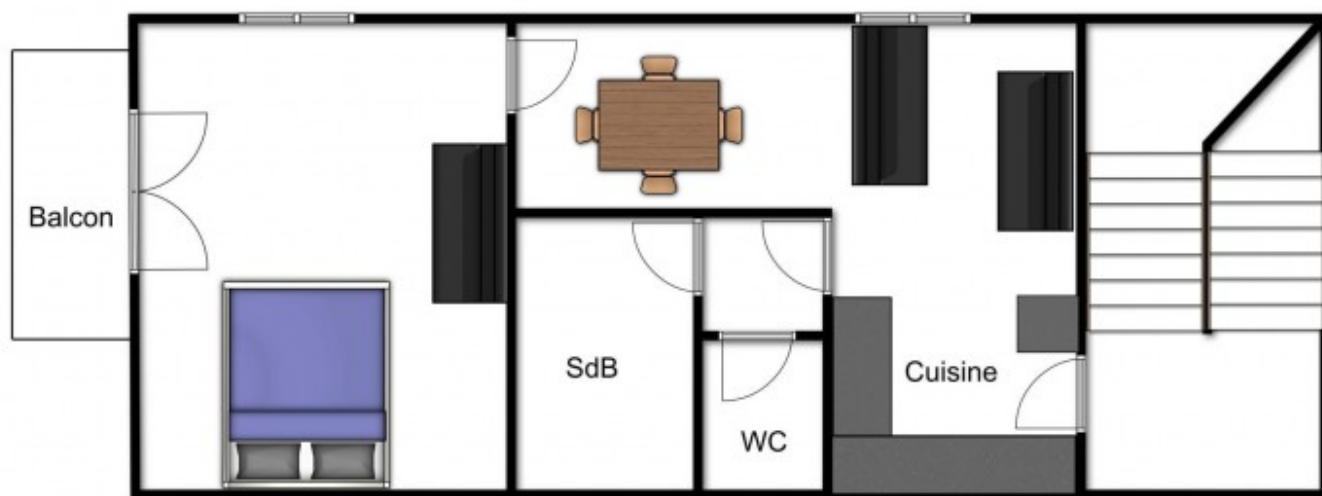
Entering the apartment, the main living accommodation is open plan, with a large fitted kitchen, dining area and sitting area. There is a spacious bathroom with separate WC, and a large double bedroom (with space for double bed and bunks), with a west-facing balcony.

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.

The property is covered by the copropriété rules.



Niveau 1



Niveau 2











