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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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Appt. Le Pleney

Morzine, Morzine, Portes Du Soleil

749 000 €uros



Contact

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

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Key Features

Price	749 000 Euros
Status	UNDER CONTRACT
Last updated	16/02/2024
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	3
Bathrooms	2
Floor area	88 m²
Heating	Electric radiators
Ski access	On piste
Nearest skiing	100 m
Nearest shops	500 m
Garage	Single
Drainage	Mains drains
Taxe foncière	927.00 Euros
Annual charges	3541.00 Euros
Number of lots	14
Procédure en cours	No
Energy efficiency rating	F (442)
CO2 emissions	C (27)
Agency fees	Paid by the seller

Property Description

Appt le Pleney enjoys an unrivalled location, right on the ski slopes in the popular resort of Morzine. The apartment is situated on the first floor of this modern residence, and is sold fully furnished, meaning you can move straight in with no fuss and focus on the business of enjoying your holiday!

Entering the property, the front door opens into a hallway with guest cloakroom. The corridor leads to the three double bedrooms, all of which are a good size and all have direct access to a balcony. The master bedroom has an en-suite bathroom and built-in wardrobes, and a south-facing balcony. Bedroom two also has built-in wardrobes and a balcony with fabulous views across Morzine town, as does bedroom 3, which is also generously proportioned. Bedrooms 2 and 3 share a family bathroom, which is equipped with a full-sized bath tub as well as laundry facilities and storage.

The triple aspect living space is really fabulous, with wrap-around balcony bringing the outside in. The space is light and bright, with great views and plenty of sunshine. The kitchen, dining area and living space is all open plan, but nicely zoned to provide clearly defined spaces. The kitchen is equipped with the usual mod cons including dishwasher, and the dining area has ample space for your group of family and friends to enjoy a meal together. The seating area is cosy, with super views over the village towards the Nantaux peak.

Outside, the balcony wraps around the 3 sides of the apartment, so you can always find a corner in the sun or shade, and the large covered deck off the living area allows for al fresco dining in any weather.

The residence was built in 2012 and has been maintained in tip-top condition. There is a lift serving all floors of the building, and access to the garage and cave is very easy at ground level. The garage is a substantial 19m2 in size, and the cave is kitted out with a bench and heated boot warmers, to make getting your ski boots on and off that little bit easier! A handy back door accessing the cave area means that you can quite literally ski in to the residence!

Located at around 5 minutes' walk from the centre of Morzine, on a quiet cul-de-sac, the location simply cannot be

bettered! All shops, bars and restaurants are an easy stroll away, but the quiet location on the slopes of the Pleney "Piste B" blue run means any noise of the hustle and bustle is kept at arm's length. Of course, it goes without saying that the ski-in, ski-out location is the real icing on the cake!

The property is covered by the copropriété rules.













