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Appt. L'Orée 2B

Montriond, Morzine, Portes Du Soleil

195 000 €uros



Contact

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

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Key Features

| | |
|---------------------------------|---------------------|
| Price | 195 000 Euros |
| Status | SOLD |
| Last updated | 27/04/2021 |
| Area | Portes Du Soleil |
| Location | Morzine |
| Village | Montriond |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | 37.7 m ² |
| Heating | Electric radiators |
| Ski access | Ski bus |
| Nearest skiing | 2 km |
| Nearest shops | 450 m |
| Garden | Yes |
| Garage | Covered parking |
| Drainage | Mains drains |
| Taxe foncière | 290.00 Euros |
| Annual charges | 1364.00 Euros |
| Number of lots | 66 |
| Procédure en cours | No |
| Energy efficiency rating | G (664) |
| CO2 emissions | D (40) |
| Agency fees | Paid by the seller |

Property Description

On the ground floor of the residence "L'Orée de Morzine", this apartment has a great deal to offer any potential buyer! Easily accessed on foot from the centre of Montriond less than 5 minutes' walk away, this apartment is also right beside the ski bus stop giving quick and easy access into Morzine, up to the Avoriaz ski slopes via Ardent, or to the beautiful Lac de Montriond.

Entering the property, the kitchenette is to the left, with storage on the right. The kitchen is equipped with built-in units, sink, oven and hob, and leads into the bright and spacious living area, with room for both dining and relaxed seating. French windows open from the living room onto a large south-facing private garden with terrace and views over to the mountains beyond. The garden is safe for children, and ideal for winter snow-man building, or summer barbecues in the sun.

L'Oree has two bedrooms, a good double room with access to the garden via French windows, and a second smaller double which would also work well with bunk beds. The bathroom has a bath-tub and over-bath shower, plus a sink unit, and the separate WC is adjacent.

The apartment also benefits from two ski lockers and a private 'cave', so plenty of room for the secure storage of all your sporting equipment, and the option to keep a ski locker for yourself, leaving the other for the exclusive use of your rental guests. An allocated covered parking space in the underground garage is a rare bonus, guaranteeing you somewhere safe to park out of the elements, or providing useful additional storage.

The residence is undergoing a programme of refurbishment over the next 12 months, with new insulation and new exterior cladding, giving the building not only more kerb appeal, but also improving energy efficiency. The apartment itself is a super blank canvas for your own decorative project, having just been freshly painted throughout and a brand new floor laid. A future owner may also seek to upgrade the kitchen and bathroom, according to taste, to complete the refurbishment.

With its neat, comfortable aspect and sunny garden, Apartment L'Orée would make a super home winter or summer, or an excellent rental property.

The property is covered by the copropriété rules.











