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Appt. Les Bois Venants

Morzine, Morzine, Portes Du Soleil

345 000 €uros



Contact

Contact **Marie-Anne Denicolo** about this property.

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Key Features

Price	345 000 Euros
Status	UNDER CONTRACT
Last updated	22/01/2022
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	2
Bathrooms	1
Floor area	62 m²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	500 m
Nearest shops	400 m
Drainage	Mains drains
Annual charges	1504.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Within easy walking distance of Morzine town centre and the Super Morzine lifts, Les Bois Venants is a lovely two bedroom apartment with a fantastic sunny balcony overlooking the riverside and town centre.

The apartment is on the second floor (descending) of the Val d'Aulps residence, a well-maintained building with clean and tidy communal areas, situated within a 10 minute walk of Morzine's town centre, shops, and the lifts to Avoriaz. The free bus also passes just in front of the building, so you can hop on for a swift transfer to other slopes, such as the Pleney, or to help with bringing home the shopping from the nearby market or supermarket!

Les Bois Venants has a roomy hallway with plenty of practical storage. Leading off the entranceway, there is a good-sized and well-equipped kitchen, which is currently separate from the main living area but could readily be opened into the adjoining sitting room to create an open plan space if desired. The living room, with space for seating and dining, has plenty of light streaming in from the picture windows, and a patio door leading onto the super, large balcony with views over the Pleney slopes and down to the riverside and town centre of Morzine. Plenty of room on the balcony for enjoying the afternoon sunshine, sliding into an evening sundowner and barbecue!

Two double bedrooms, both with fitted storage, are also accessed from the hallway, along with the family bathroom, with a bath tub with shower fitting, vanity unit and heated towel rail. There is a separate wc.

Les Bois Venants is sold with a designated parking space near the entrance to the building, and a private cave at street level. Extra communal space is also available for storing bikes and skis, and there is also additional private lockable storage within the communal areas.

The excellent location of Les Bois Venants, together with its sunny balcony and practical storage space, makes this apartment a perfect year-round home, a very sound rental investment, or an ideal holiday home for making the most of the mountains and all that Morzine has to offer!

The property is covered by the copropriété rules.







