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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Le Pont

Morzine, Morzine, Portes Du Soleil

395 000 €uros



Contact

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

Tel: +33 6 08 15 46 54

Email: marieanne@alpine-property.com

Key Features

Price	395 000 Euros
Status	UNDER CONTRACT
Last updated	08/03/2024
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	3
Bathrooms	1
Floor area	62 m²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	400 m
Drainage	Mains drains
Number of lots	5
Procédure en cours	No
Energy efficiency rating	G (489)
CO2 emissions	D (28)
Agency fees	Paid by the seller

Property Description

Apartment le Pont is a spacious and neatly renovated apartment situated on the ground floor of a small residence of only 5 apartments. It is set back from the road in a tranquil and pretty location only a short walk from the centre of Morzine and it has a ski bus stop very close by.

The apartment is entered via the communal corridor into an open plan lounge with modern kitchen and central breakfast / dining bar. The kitchen is generously proportioned and in very good condition. There is a good-sized bathroom with WC, vanity unit and walk-in shower, as well as a separate WC.

This versatile property is currently configured with a large double bedroom, a twin room with French windows leading onto a patio / small garden space, a third good-sized double looking into the lounge, and finally a “coin-montagne” style single bedroom, also with no window. The property was originally a 3 bedroom apartment, and could easily be reverted to such by taking down an internal wall. Alternatively, there is the possibility to enlarge the living area. Keeping the current configuration, however, would maximise potential rental returns, readily achievable with this bright and well-located property.

To the outside, there is a small patio area at the side of the apartment which, with a bit of imagination, could become a pretty little outdoor haven, from which you can hear the relaxing sound of running water from the nearby stream, or simply a useful storage area.

Le Pont has a small private cave and ski locker right next to the apartment, and there is parking available outside the building. The property is ideally placed for making the most of a stay in Morzine, with a wealth of bars and restaurants a short stroll away, and the free ski bus practically on the doorstep! It is the perfect mountain hideaway – modern, spacious and comfortable with easy access to the slopes and town centre amenities - and therefore has great rental potential too!

The property is covered by the copropriété rules.













