



# alpine-property

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. Les Berberis

**Morzine, Morzine, Portes Du Soleil**

**499 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	499 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	25/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	3
<b>Bathrooms</b>	4
<b>Floor area</b>	99 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	925.00 Euros
<b>Number of lots</b>	5
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (327)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

In a sunny and calm location just a stone's throw from the centre of Morzine, this garden-level apartment is one of only five in the residence 'Les Berberis', a charming original Savoyard building.

Situated just minutes away on foot from the nearest restaurants and bars, and with a shuttle bus stop right outside for the short ride to Morzine's lifts to the slopes, this property makes a super holiday home.

It is also ideal as a rental investment, offering comfortable accommodation for 8-10 guests, with its spacious living areas, four bathrooms, outside terrace and heaps of storage, and the potential to provide an excellent return on investment.

The apartment, with its little courtyard-style independent entrance, comprises a light and spacious open plan kitchen-dining-living area with a modern, fully equipped kitchen. The dining area leads through to the snug TV lounge, and two double bedrooms, each with a small ensuite shower room and fitted wardrobe space. There is also a separate large family bathroom with bathtub on this level.

The living area, which measures a generous 35m<sup>2</sup>, features a traditional wood-burning stove, and benefits from fantastic sunny views of the impressive peaks surrounding Morzine. A modern spiral staircase leads down to the basement sleeping area, a comfortable space with four state-of-the-art foldaway bunks, super wardrobe storage, a lounging corner, and a shower room and separate WC. So, there is plenty of room for the whole family to relax whilst on holiday!

And there is also no shortage of storage since the apartment has its own lockable shed at ground level as well as private storage in the barn, in addition to the communal barn areas. There is a further cellar space too, that can be accessed from the basement.

The apartment gives onto a communal garden with a mountain-style water fountain, and secure parking. Further free public parking is available just across the road.

This property is hard to beat on a number of levels, and a must-visit for this summer!

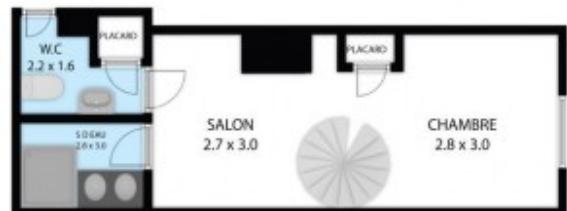
The property is covered by the copropriété rules.







PREMIER ÉTAGE



SOUS-SOL

Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.









