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# Appt. Kari

**Montriond, Morzine, Portes Du Soleil**

**449 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	449 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	18/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	50.7 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	9
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (289)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

Immaculate first floor apartment located in Montriond, just a few minutes from Morzine. Renovated in 2017, this 50.66m<sup>2</sup> apartment with 2 bedrooms, each having its own ensuite shower room, offers a comfortable and convenient living space for a primary residence or family holiday. The main living space features a fully-equipped kitchen connected to an open plan living/dining area with access to the balcony, providing gorgeous views over the Morzine valley. This apartment is offered fully furnished and equipped, ready to move in and start enjoying life in the mountains!

Close to amenities and the town centre of Morzine and Montriond, reachable on foot in 10 minutes, this apartment also benefits from easy access to free shuttle buses. A covered parking space and a ski storage room with boot dryers are also included.

You can also take advantage of a profitable rental income if you decide to rent it out (figures available upon request).

The property is covered by the copropriété rules.

449 000 € TTC

ES Residence



Niveau: R+1

Orientation: Nord Est

APARTMENT A3

SEJOUR/CUISINE 22,49 m<sup>2</sup>

CH.1 9,63 m<sup>2</sup>

SDE 1 4,45 m<sup>2</sup>

CH.2 9,76 m<sup>2</sup>

SDE 2 3,00 m<sup>2</sup>

WC 1,23 m<sup>2</sup>

Surface Totale Logement Carrez: 50,66 m<sup>2</sup>

TERRASSE 10,18 m<sup>2</sup>









