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# Appt. Sugi

**Montriond, Morzine, Portes Du Soleil**

**979 000 Euros**



## Contact

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

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# Key Features

<b>Price</b>	979 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/10/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Floor area</b>	108.8 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>Number of lots</b>	9
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (206)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Fantastic apartment for your holiday in the mountains, located in Montriond, close to the resort centre and all amenities!

With a surface area of 108.79 square metres, this apartment has been entirely designed for your comfort, featuring a superb living area of 44.10 square meters opening onto a large southwest-facing terrace with views of Pleney and its ski slopes.

Enjoy 4 comfortable ensuite bedrooms with shower rooms, toilets, and a cabin. The apartment is sold fully equipped and furnished, ready to welcome you.

The residence was entirely renovated in 2017, providing you with a private covered parking space (in addition to the residence parking) and a ski locker room with boot dryers.

There's potential for an interesting rental income for this apartment, located in immediate proximity to free shuttles for Morzine and Montriond (Ardent), and just a 10-minute walk from the centre of Morzine and Montriond.

The property is covered by the copropriété rules.

979 000 € TTC

ES Residence



Niveau: R+1 Orientation: Sud Ouest

APARTMENT A4

SEJOUR / CUISINE	44,10 m <sup>2</sup>
CH.1	11,02 m <sup>2</sup>
SDE 1	2,96 m <sup>2</sup>
CH.2	12,09 m <sup>2</sup>
SDE 2	2,10 m <sup>2</sup>
CH.3 + SDE 3	15,42 m <sup>2</sup>
CH.4	11,16 m <sup>2</sup>
SDE 4	3,18 m <sup>2</sup>
CH.5	6,76 m <sup>2</sup>
Surface Totale Logement Carrez	108,79 m <sup>2</sup>
TERRASSE	31,48 m <sup>2</sup>





















