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# Appt. Kauri

**Montriond, Morzine, Portes Du Soleil**

**749 000 Euros**



## Contact

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

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# Key Features

<b>Price</b>	749 000 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>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	73.6 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 (323)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

On the 2nd and last floor of a residence completely renovated in 2017, this superb apartment is located just a 10-minute walk from the centre of Morzine and Montriond, where you'll find a supermarket, bars/restaurants, sports shops... The slopes of the Portes du Soleil ski area are easily accessible, either through Montriond (Ardent) or Morzine (a 10-minute walk to the Super-Morzine gondola).

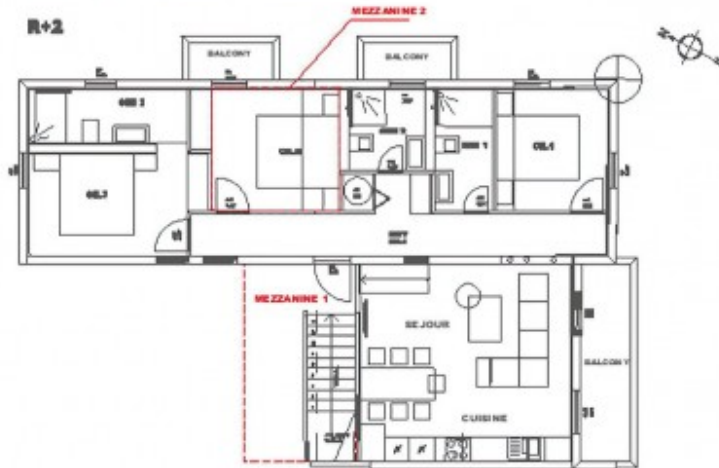
Blending comfort and modernity, this fully equipped and furnished apartment features a spacious living area with a fully equipped open kitchen, dining space, and a lounge area with access to the balcony. 3 bedrooms, 3 shower rooms, and 2 mezzanines complete this property, making it an ideal living space for family or friends on holiday.

A private ski locker with boot dryers and covered parking are included.

The property is covered by the copropriété rules.

749 000 € TTC

ES Residence



Niveau: R+2

Orientation: Nord Est

<b>APARTMENT A5</b>	
CUISINE / SEJOUR	35,17 m <sup>2</sup>
CH.1	7,85 m <sup>2</sup>
SDE 1	3,50 m <sup>2</sup>
CH.2	9,31 m <sup>2</sup>
SDE 2	3,17 m <sup>2</sup>
CH.3 + SDE.3	14,64 m <sup>2</sup>
MEZZANINE 1 <1,8m	11,71 m <sup>2</sup>
MEZZANINE 2 <1,8m	12,67 m <sup>2</sup>
<b>Surface Totale Logement Carrez</b>	<b>73,64 m<sup>2</sup></b>
TERRASSE	7,50 m <sup>2</sup>
<b>Total Surface Pondree</b>	<b>86,00 m<sup>2</sup></b>





















