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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Takian

**Montriond, Morzine, Portes Du Soleil**

**497 000 €uros**



## Contact

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

**Tel:** +33 6 08 15 46 54

**Email:** [marianne@alpine-property.com](mailto:marianne@alpine-property.com)

# Key Features

<b>Price</b>	497 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	18/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	40.7 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<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>	G (502)
<b>CO2 emissions</b>	D (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

A must-see apartment located on the outskirts of Morzine where it joins the village of Montriond, and just a few minutes' walk from the centre of both villages.

Renovated in 2017 and situated on the top floor of the residence, this apartment offers a total area of 55.80m<sup>2</sup>, with 3 bedrooms.

The property comprises an entrance, an open kitchen to a living/dining area with access to a balcony offering beautiful views of the Pleney and the Roc d'Enfer, 3 bedrooms including one ensuite, and a second shower room with wc.

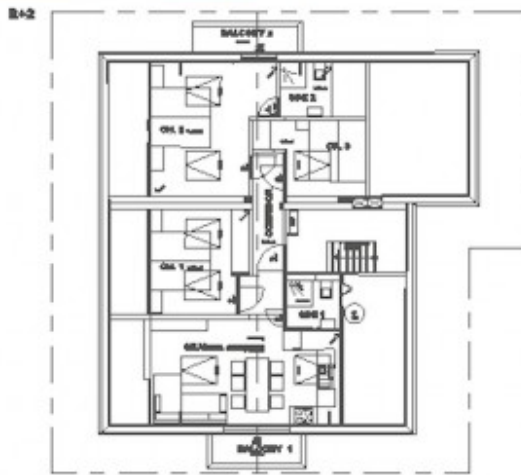
A covered parking space and a ski room with boot dryer are also included.

The apartment is sold fully furnished and equipped, allowing you to settle in immediately - the perfect pied-à-terre to enjoy all the activities of Morzine/Montriond, both in summer and winter!

The property is covered by the copropriété rules.

497 000 € TTC

ES Residence



Niveau: R+2

Orientation: Nord Est

Sud Ouest

**APARTMENT B5**

CUISINE / SEJOUR	18,53 m <sup>2</sup>
CH.1	5,45 m <sup>2</sup>
SDE 1	1,51 m <sup>2</sup>
CH.2	9,29 m <sup>2</sup>
SDE 2	2,15 m <sup>2</sup>
CH.3	3,74 m <sup>2</sup>
Surface Totale Logement Carrez:	40,67 m <sup>2</sup>
m <sup>2</sup> <1,8m	30,00 m <sup>2</sup>
TERRASSE	6,00 m <sup>2</sup>
Total Surface Ponderee	55,50 m <sup>2</sup>









