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# Appt. Les Sapins

**Montriond, Morzine, Portes Du Soleil**

**795 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

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# Key Features

<b>Price</b>	795 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	18/06/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	104 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	825.00 Euros
<b>Annual charges</b>	1588.00 Euros
<b>Number of lots</b>	3
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (320)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Sapins apartment is located in a small private residence with three apartments in the sought-after L'Ele sector of Montriond, a quiet and sunny place offering easy access to the villages of Montriond and Morzine. There is also quick access to the Ardent gondola with direct access to the Avoriaz slopes.

This lovely apartment has many significant features such as a sunny terrace, a beautiful garden, a mountain view, and southwest exposure! The apartment is also ideally situated for potential rental as it has been recently renovated and is sold furnished.

The apartment is composed as follows:

An entrance with a hallway and boot dryer, leading to a large and bright living area. The open kitchen is fully equipped and connected to an open dining room, perfect for accommodating 8-10 people. The spacious living room with its open fireplace is perfect for relaxing after meals.

For sleeping, Les Sapins provides, on the ground floor, two beautiful double bedrooms with storage, and a cabin with bunk beds. There are two bathrooms on this level, one with a bathtub, wc, and sink, and the other with a shower, wc, and sink.

Upstairs, there is a particularly spacious master suite with an ensuite shower room and built-in cupboards.

Regarding the furniture, the three main bedrooms currently offer either 2 single twin beds or a super king-size bed of 180cm. In the room with bunk beds, the beds are full adult-sized singles.

To the outside of the apartment, there is a beautiful south-facing private garden with a super paved terrace, a large synthetic lawn (for easy upkeep!), a newly installed large sunshade, a wood storage area, a cellar, and a

garage. Everything for a comfortable and practical lifestyle!

The property is covered by the copropriété rules.















