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Appt. Le Fanyon

Morzine, Morzine, Portes Du Soleil

445 000 €uros



Contact

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

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Key Features

| | |
|---------------------------------|--------------------|
| Price | 445 000 Euros |
| Status | UNDER CONTRACT |
| Last updated | 04/10/2024 |
| Area | Portes Du Soleil |
| Location | Morzine |
| Village | Morzine |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Floor area | 44 m² |
| Heating | Electric radiators |
| Nearest skiing | 350 m |
| Nearest shops | 200 m |
| Garage | Single |
| Drainage | Mains drains |
| Taxe foncière | 673.00 Euros |
| Annual charges | 2020.00 Euros |
| Number of lots | 13 |
| Procédure en cours | No |
| Energy efficiency rating | E (305) |
| CO2 emissions | B (9) |
| Agency fees | Paid by the seller |

Property Description

Situated a short stroll from all the amenities of Morzine's town centre, and at only 350m from the Pleney ski lifts, Apt Le Fanyon offers plenty of living space as well as superb storage. The apartment is located on the second floor of a very well-maintained residence with a private garden and superb views over the Pleney slopes and the mountains beyond.

The entrance way is home to a wall-length storage cupboard, and opens into a light and airy living space. There is also a shower room with wc on this floor.

The living area comprises a fully-equipped open-plan kitchen/dining area with space to seat 6-8 people comfortably, and a roomy sitting area leading onto the sunny south-west facing balcony - perfect for admiring the slopes of the Pleney in all seasons, and for enjoying a private viewing of the town's many spectacular firework displays!

Upstairs, Le Fanyon has two double bedrooms, one with its own balcony with the same super views over the Pleney mountainside, a small 'coin montagne' suitable as an occasional sleeping space or dressing room, and a family bathroom with bath tub and second wc.

On the practical side, this apartment has plenty of additional storage in the form of a garage, private cave, and ski locker. There is also additional parking at the residence.

With its light and spacious aspect, its handy storage, and its town centre location, Le Fanyon is truly the perfect pied-a-terre from which to enjoy all that Morzine has to offer in both winter and summer seasons, and would also make an excellent rental investment.

The property is covered by the copropriété rules.



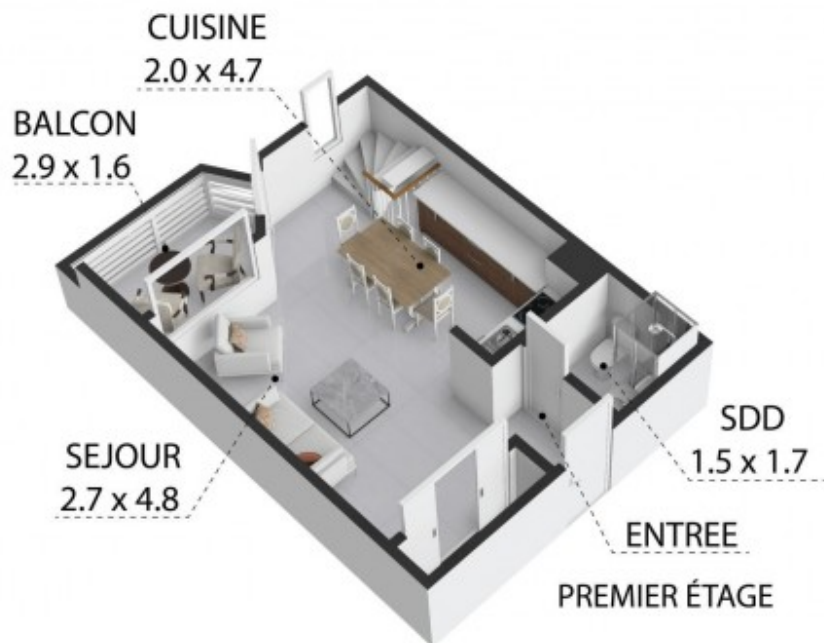




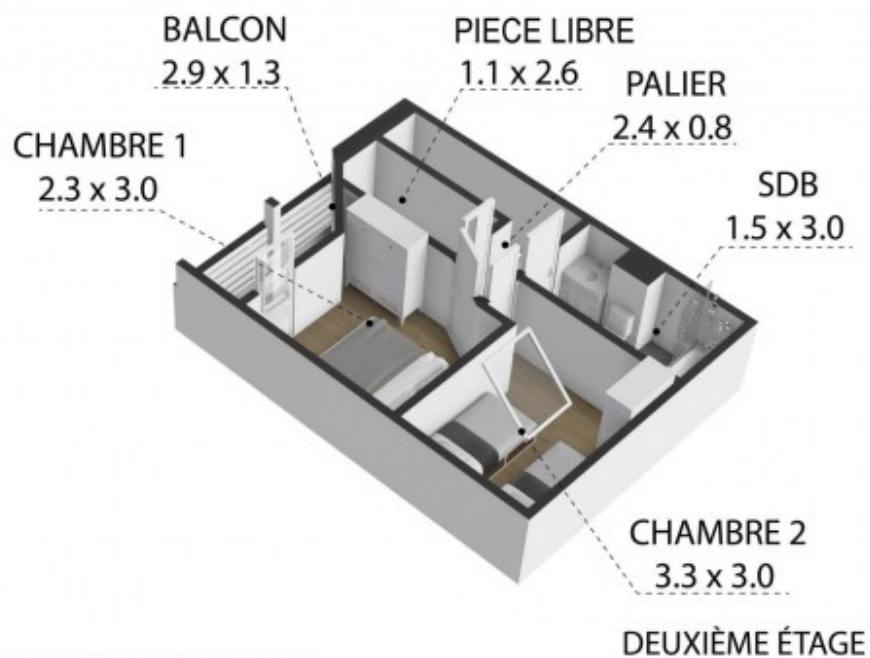




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