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# Appt. Bois de la Croix

**Morzine, Morzine, Portes Du Soleil**

**449 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

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# Key Features

<b>Price</b>	449 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	22/05/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	56 m²
<b>Heating</b>	Combined system
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	878.00 Euros
<b>Annual charges</b>	300.00 Euros
<b>Number of lots</b>	54
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (398)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

The "Bois de la Croix" apartment is a superb two-bedroom apartment located two kilometres from the centre of Morzine, on the Route d'Avoriaz. The residence was built in 1997 and has been well maintained both inside and out.

The apartment is laid out as follows:

The entrance, which includes storage space, leads to two spacious bedrooms, a bathroom with both a shower and a bathtub, and finally, the open-plan living area with kitchen, living room, and dining area, which opens onto a wraparound balcony. The apartment was recently renovated — all that's left to do is move in.

A large French door opens onto the balcony and fills the apartment, which faces southwest, with natural light. The sunny orientation allows you to fully enjoy the breathtaking view, both in summer and winter. From the balcony, the view over the valley is simply stunning, and you can even watch Morzine's fireworks without leaving the apartment — not to mention the year-round open swimming pool.

The apartment is sold with a garage space, a cellar, and a ski locker.

The property is covered by the copropriété rules.























