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# Appt. L'Eterlou

**Morzine, Morzine, Portes Du Soleil**

**300 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	300 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	04/08/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	1
<b>Bathrooms</b>	2
<b>Floor area</b>	31.5 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	646.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (462)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

The duplex apartment "L'Eterlou" is a lovely one-bedroom apartment with a mezzanine, located on the third floor of a modern residence, situated just outside the centre of Morzine, on the Route d'Avoriaz. The residence was built in the 1980s and has been well maintained.

The apartment is laid out as follows:

The entrance, with storage and a fold-down bed on the wall, leads to a bathroom, a separate wc, and finally the open-plan living area with fully-equipped kitchen, dining space, and living room which opens onto the balcony. Upstairs, there is a mezzanine with a sofa bed, ideal as an extra bedroom or home office, a double bedroom with storage cupboards, and a shower room with a wc.

A large patio door opens onto the generous balcony and brings plenty of light into this southwest-facing apartment. The sunny orientation allows you to enjoy the stunning view to the fullest, both in summer and winter. From the balcony, the view over the valley is simply magnificent—you can even watch Morzine's fireworks from the apartment!

Overall, the apartment can sleep seven people comfortably, making it the perfect haven for family holidays or for rentals. It is within easy walking distance of the town centre, and the free bus service passes the front door.

The apartment is sold with a private cave, and access to a further communal cave space as well as the residents' parking.

The property is covered by the copropriété rules.























