



# alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## Appt. Le Pleney

**Morzine, Morzine, Portes Du Soleil**

**850 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	850 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	23/10/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	87 m <sup>2</sup>
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	250 m
<b>Nearest shops</b>	250 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	906.00 €uros
<b>Number of lots</b>	37
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (297)
<b>CO2 emissions</b>	F (92)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located on the 4th and top floor (with lift) of a highly sought-after residence, Appt Le Pleney is just a stone's throw from the centre and the Morzine ski lifts, as well as only a few metres from the downhill run, Pleney B.

This 87 m<sup>2</sup> duplex apartment enjoys spectacular views over the village and surrounding mountains, and has both a balcony and a terrace to make the most of them!

On the first level of the apartment, there is an entrance hall, an open-plan kitchen, and a spacious living area with dining space and a cosy lounge featuring a fireplace. From the living area, you have access to a lovely terrace and a balcony that wraps around the apartment. Two large bedrooms on this level, each with its own balcony, share a bathroom with both shower and bath, plus a separate WC.

Upstairs, there is a large mezzanine — ideal as an additional sitting room, TV area, or for extra sleeping space — as well as a spacious double bedroom. You'll also find a second shower room with WC and plenty of storage.

Perfectly located for both winter and summer, there is direct access to the slopes and ski lifts, and the apartment is also just a short walk from the town centre, with all of Morzine's shops, restaurants, and activities close at hand. It's no surprise, then, that this apartment is popular with renters all year round...

To make holidays or rentals as easy as possible, Le Pleney is sold fully furnished and, for added convenience, also includes a private cellar, ski locker, and garage — the property wants for nothing!

The property is covered by the copropriété rules.













