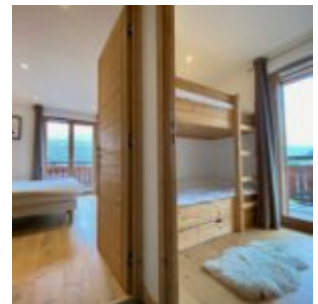
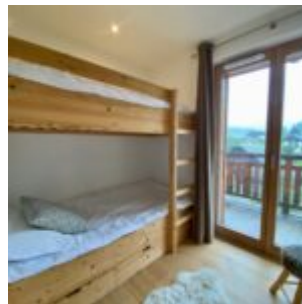
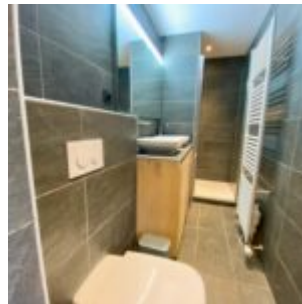




AGENCE  
MY HOME  
in the Alps

# Strong rental investment

Price : 950 000€





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A stunning apartment, well located in Morzine, within walking distance of the town center, 50m from the bus stop, elevated to benefit from a view of the Pleney.

This large apartment is located in a residence completely renovated in 2016/2017. It is on the 2nd floor with balconies on most sides, allowing you to follow the sun around the building.

At the entrance to the apartment is a corridor where there is a double bedroom and a bunk bedroom (with French doors) that share a large bathroom, there is an en-suite triple bedroom and another en-suite double bedroom.

The living area is nicely separated from the bedrooms. It's a bright space with large French windows opening onto the south-facing balcony. The kitchen is a good size, open plan and the whole room is a great social space.

In addition, there are 2 outdoor parking spaces.

A large cellar with ski boot warmers, storage and space for bicycles. There's also a shared bike room.

Don't miss this opportunity to buy a 4-bedroom pied-à-terre, ideally located with a strong rental history.

Fees to be paid by the seller. In a condominium of 8 lots. No ongoing proceedings. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1000.00 and 1410.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

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Bedrooms :4

Bathrooms :3

Surface area (m2) :103

Emplacement central idéal

Vue sur le Pleney et les balcons autour de l'appartement

Price :950 000€

## **PRESENTATION OF THE PROPERTY**

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Price :950 000

Charges mensuelles :0.00

Situation :Morzine

Exposure :Sud

## PARTS

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Number of main parts :5

Bedrooms :4

Bathrooms :3

WC dans salle de bain(s) :3

Private WC :1

Number floors are :2

## MOVE

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Parking spaces :2

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### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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