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# Appt. Plein Sud

**Morzine, Morzine, Portes Du Soleil**

**295 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	295 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	13/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	42.6 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	2.3 km
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	680.00 €uros
<b>Annual charges</b>	1200.00 €uros
<b>Number of lots</b>	12
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (640)
<b>CO2 emissions</b>	C (21)
<b>Agency fees</b>	Paid by the seller

## Property Description

The "Plein Sud" apartment is a superb 2-bedroom apartment located two kilometres from the centre of Morzine, on the Avoriaz Road. The residence was built in 1997 and has been well-maintained both inside and outside.

The apartment is a duplex and is composed as follows:

An entrance hall leads to the open kitchenette, which is connected to the living room and dining area. A corridor leads to a bunk room, a bedroom, and a separate toilet. A large French door opens onto the balcony, bringing light to this southwest-facing apartment. The sunny orientation allows you to fully enjoy the view, both in summer and winter, with ample space for a table and chairs for outdoor dining. On the balcony, the view of the valley is simply splendid, and you can even enjoy Morzine's fireworks without leaving the apartment!

Upstairs, a double bedroom and a bathroom with a separate toilet complete the accommodation.

The apartment has been recently repainted and is in very good condition.

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

The property is covered by the copropriété rules.











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 The plans shown are approximate and for information purposes only.



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