



BARNES

INTERNATIONAL REALTY

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MORZINE

Morzine - 180 m² Duplex Apartment -
Cathedral Living Room - Terraces,
Garden and Garage

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Located in Morzine, within a small residence of only three apartments, this 180 m² (160 m² carrez law) duplex apartment offers generous volumes and a pleasant living environment, just 200 metres from the ski shuttle providing easy access to the slopes.

The apartment is centred around a large, bright living area with an open-plan kitchen, creating a comfortable and welcoming reception space. The living room features an impressive cathedral ceiling, giving the room a distinctive sense of space and character. This area opens onto two terraces: one facing East, ideal for enjoying the morning sun, and the other facing due South.

On the lower level, the apartment includes an entrance hall and four en-suite bedrooms, offering a practical and comfortable layout for family and guests.

This spacious duplex also benefits from a private garden with a large terrace, facing South-West, allowing you to enjoy the sun until the end of the day.

The apartment is sold with a double garage, including an area fitted out as a ski room, as well as substantial storage space. An outdoor parking space under a carport, located directly in front of the apartment entrance, completes the property.

A spacious and functional apartment, ideally suited as a family mountain residence.

1,095,000 €

- Agency fees payable by vendor
- Nombre de lots dans la copropriété: 3
- Montant moyen de la quote-part de charges courantes 4,121 €/yearly
- Classe énergie 272 kWh/m².year (E)
- Classe climat 10 kg CO₂/m².year (B)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3,560 € - 4,830 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0618
- Area : 160 m²
- Carrez area : 160.95 m²
- Rooms : 5
- Floor : Raised / 2
- Levels : 2
- Bedrooms : 4
- Fees : 4,121 €/yearly
- Heating : Individual Underfloor Electric
- Property tax : 2,252 €
- Built in : 2007
- View : Slight, Mountains
- Orientation : South

Areas

1st floor

- 1 Entrance (3.43 m²)
- 1 Corridor (3.1 m²)
- 1 Bedroom (12.92 m²)
- 1 Shower room / Lavatory (3.47 m²)
- 1 Bedroom (12.16 m²)
- 1 Shower room / Lavatory (3.42 m²)
- 1 Bedroom (11.74 m²)
- 1 Bathroom / Lavatory (2.23 m²)
- 1 Bedroom (12.51 m²)
- 1 Shower room / Lavatory (2.36 m²)

2nd floor

- 1 Living/dining/kitchen area (91.75 m²)
- 1 Lavatory (1.86 m²)

Services

Fireplace, Double glazing, Furnished, Car port, Outdoor lighting, Bike storage room

Proximities

Airport (71 kilometre), Bus (200 metres), Town centre (2.2 kilometre), Movies (2.7 kilometre), Primary school (3.6 kilometre), Bus hub (3.6 kilometre), TGV station (65 kilometre), Lake (6 kilometre), Doctor (2 kilometre), Public pool (2.4 kilometre), Ski slope (2.2 kilometre), Sport center (2.4 kilometre), Supermarket (2.8 kilometre), Tennis (2.5 kilometre)

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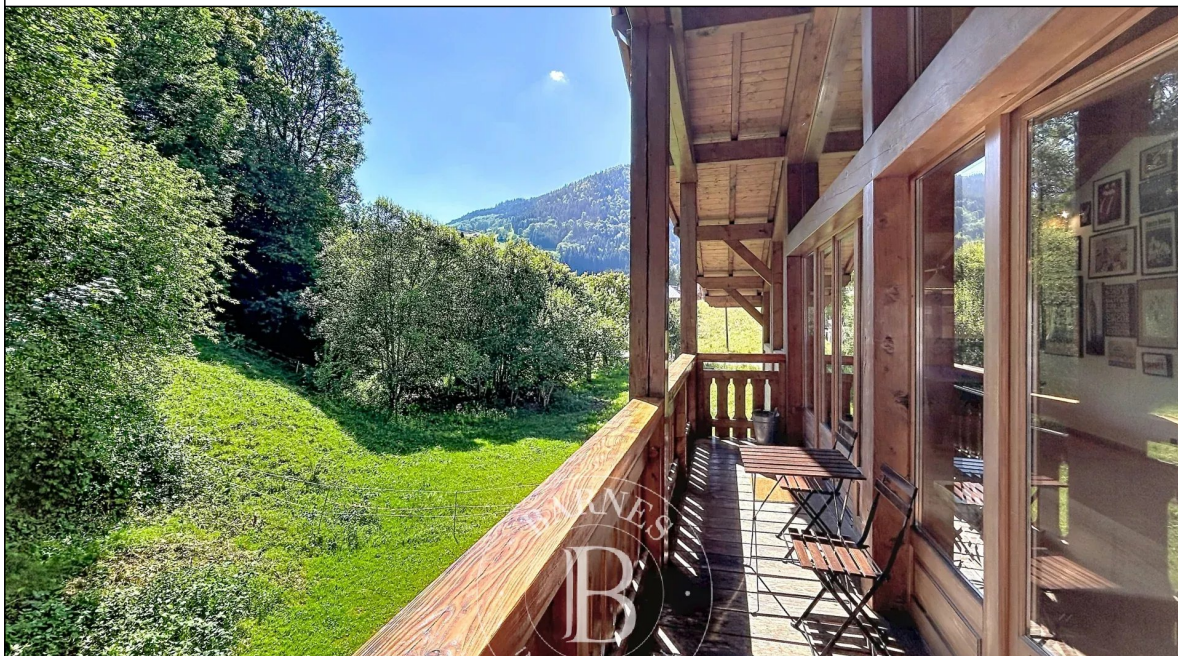
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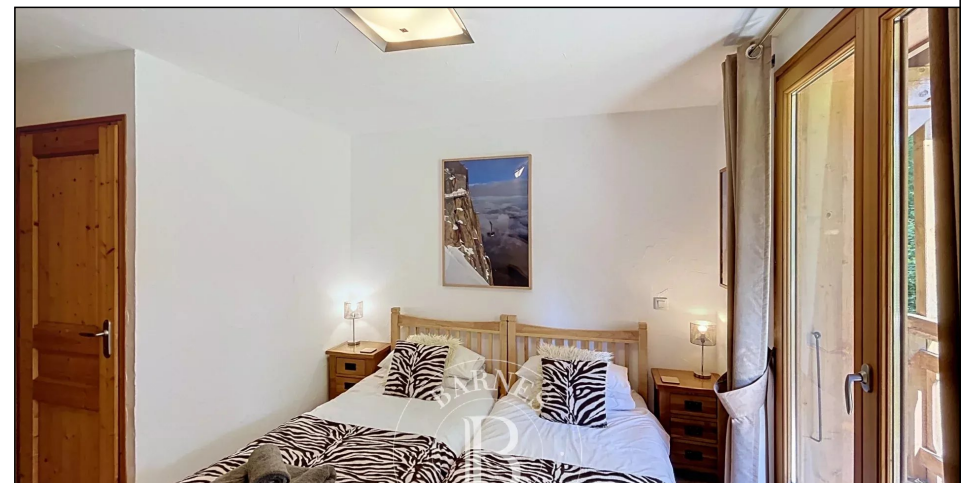
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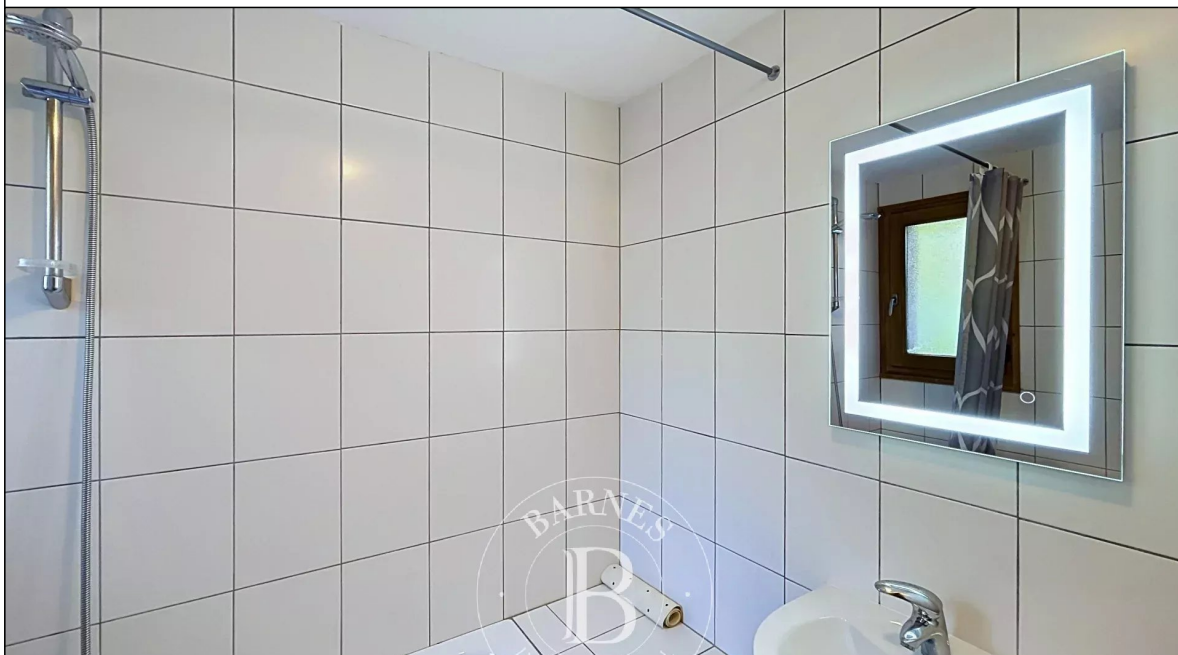
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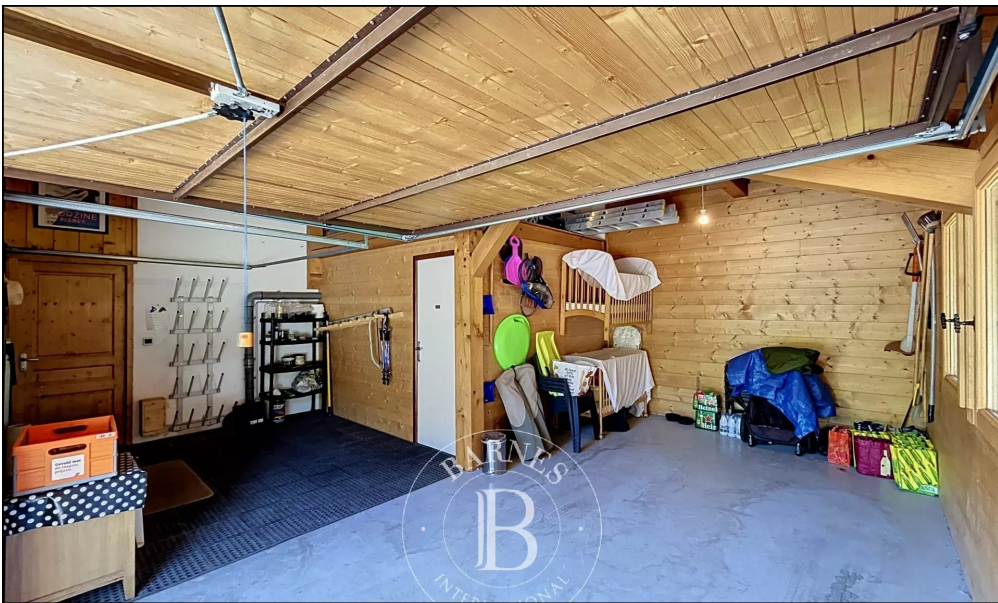
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