

# MORGES



Charming 3.5p apartment in the heart of  
Morges - Exclusive

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**CHF 850'000.-**



3.5



2



~63 m<sup>2</sup>

n° ref. **045005**



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## SITUATION AND DESCRIPTION

Located in the **heart of Morges**, in the **attic of a character building**, this charming **3.5-room apartment of approx. 67 sq.m. weighted** seduces with its **warm atmosphere**, its **luminosity** and its **cachet**. Renovated in **2010**, it offers harmoniously arranged living spaces, combining comfort and functionality. The building is not equipped with an elevator

At **two steps from the train station**, shops, schools and all amenities, this property enjoys a **privileged location**, offering a sought-after urban quality of life in the center of Morges. A rare opportunity for lovers of character properties.

## SURFACES

Living area	~ 63 m <sup>2</sup>
Balcony Surface	~ 8 m <sup>2</sup>
Useful surface	~ 71 m <sup>2</sup>
Total surface	~ 71 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Location floor	4th floor
Costs	CHF 250.-/month

## ANNEXES

A 5 m<sup>2</sup> cellar completes this property.

## DISTANCES

Public transports	237 m
Primary school	186 m
Stores	84 m
Restaurants	30 m

## DISTRIBUTION

**The apartment is arranged as follows:**

- **Central hallway** serving the living room and kitchen
- **Beautiful, bright living room**
- **Fully equipped open kitchen**
- **Two bedrooms**
- **Bathroom with WC**



## MUNICIPALITY

Located on the shores of Lake Geneva, **Morges** captivates with its **authentic charm**, lively town center and sought-after **quality of life**. The commune benefits from excellent rail and road links, while offering a peaceful living environment between lake and mountains.

## SPECIAL FEATURES

The apartment is **currently rented**. Please **contact us** for further information regarding **availability** and other information.

## INFORMATION

Year of construction	1870
Basements	1
Year of restoration	2010
Heating installation	Radiator
Domestic water heating system	Groundwater heat pump
Heating system	Groundwater heat pump

- Concert hall
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Unfurnished
- Double glazing
- Bright/sunny
- Penthouse
- With character

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Washing machine
- Shower
- Interphone

## FLOOR

- Parquet floor

## ORIENTATION

- West

## FINANCIAL DATA

### Price

**CHF 850'000.-**

### Availability

To be discussed

### Judicial form

En PPE

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**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear



