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# Les Balcons

**Servoz, Chamonix & Vallée, Mont Blanc**

**470 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	470 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/12/2023
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Servoz
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	66.7 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	7.4 km
<b>Nearest shops</b>	450 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	4500.00 Euros
<b>Number of lots</b>	291
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (354)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Properties like Les Balcons don't come around very often. Formerly two separate units, they have been combined to create a lovely living space over two levels. There are windows on all four sides allowing the Servoz sun to pour in all day long.

Balconies overlooking Mont Blanc and the Fiz ensure some of the best views in the area, and the residence benefits from gorgeous communal grounds, in a calm, sunny and peaceful setting.

Located on the second floor, the apartment is comprised thus:

shared entrance hall, hallway leading on to two bedrooms with private access to north-west facing balcony looking over the Fiz mountain range and enjoying evening sunshine, third bedroom with velux, WC with washer and dryer, two integrated storage cupboards, leading through to spacious open-plan living / dining / kitchen area, with double south-facing balcony looking out over the communal gardens and the Mont Blanc massif. The open-plan living area enjoys high ceilings with exposed wooden eaves and beams. On the upper level are two mezzanine areas and a shower room.

The apartment has been optimised to fit as much storage in as possible, and is sold with two spacious caves (one a double size).

There are two outdoor parking spaces that come with the apartment, though not allocated there is always space.

New public transport timetables are being put in place to make travel to and from Chamonix more accessible

The property is covered by the copropriété rules.













