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Ferme de la Chapelle B

Chamonix, Chamonix & Vallée, Mont Blanc

1 150 000 €uros



Contact

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Key Features

| | |
|---------------------------------|--------------------|
| Price | 1 150 000 Euros |
| Status | FOR SALE |
| Last updated | 06/05/2024 |
| Area | Mont Blanc |
| Location | Chamonix & Vallée |
| Village | Chamonix |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Floor area | 80 m² |
| Detached | No |
| Heating | Underfloor heating |
| Chimney | Wood burning stove |
| Nearest skiing | 100 m |
| Nearest shops | 100 m |
| Garage | Single |
| Drainage | Mains drains |
| Number of lots | 2 |
| Procédure en cours | No |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Apartment B is a spacious three bedroom 79m2 duplex apartment in the sought after village of Les Praz. The full renovation project is being carried out by renowned local architect, Chevallier architectes, whose design places emphasis on maintaining the charm of this authentic ferme du pays, which is typical of the Chamonix valley.

Clever use of space and light will accentuate the wonderful features and create harmony between traditional and modern techniques, whilst optimising the beautiful Mont Blanc views.

The double balcony provides a great spot from which to relax and take in the beautiful views of the picturesque Les Praz chapel and the stunning Aiguilles Rouges range.

Whether in winter or summer, there are plenty of activities on the doorstep, including golf, numerous walking and biking trails in addition to the Flégère ski lift. There is a bus stop directly opposite, the little red train stops five minutes' walk away, whilst Chamonix town is only a five minute drive.

The village of Les Praz itself has local shops, a tabac, a post office, two bars and restaurants and ski and bike hire shops.

The apartment comprises thus:

Lower floor: Garage.

First floor: Entrance hall, open plan dining/ kitchen/living room, one ensuite double bedroom with balcony access, guest toilet.

Upper floor: Two further ensuite double bedrooms, option to create home office area.

Exterior: parking space.

Delivery is scheduled for winter 2024/5.

The property is covered by the copropriété rules.













