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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Appt. La Flegère

Chamonix, Chamonix & Vallée, Mont Blanc

960 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	960 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	3
Bathrooms	1
Floor area	83 m²
Land area	25 m²
Heating	Electric radiators
Nearest skiing	400 m
Nearest shops	500 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1107.00 Euros
Annual charges	2400.00 Euros
Number of lots	12
Procédure en cours	No
Energy efficiency rating	E (336)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

Apartment La Flégère is ideally situated in the heart of sunny Les Praz, in walking distance from the Flégère ski lift, the golf course, local shops and restaurants, and public transport.

A delightful 3 bed apartment with south-facing views of the Drus, Aiguille du Midi and Mont Blanc range, it benefits from a private garden, exterior private parking, a 4m2 storage cellar and a private underground garage.

Set in a small and charming residence of two buildings and 12 apartments on a no-through road, this property also enjoys the use of a 2000m2 communal garden area with breathtaking panoramic views and year-round sunshine.

Currently a primary residence, the owners renovated the contemporary kitchen dining area in 2015. The living room is cleverly separated by internal glass doors to allow for maximum light throughout, and the south-facing patio doors open onto a large wooden terrace and 25m2 private garden.

It is comprised thus: Ground floor - entrance hallway with storage cupboard, WC, family bathroom, two bedrooms leading through to open-plan dining area and fully equipped kitchen, third bedroom and living room (access from hallway and kitchen), with access to the garden.

The property is covered by the copropriété rules.













