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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. Grand Roc

Argentière, Chamonix & Vallée, Mont Blanc

157 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	157 000 Euros
Status	SOLD
Last updated	07/07/2020
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Argentière
Bedrooms	2
Bathrooms	1
Floor area	38.8 m²
Heating	Electric radiators
Nearest skiing	200 m
Nearest shops	400 m
Drainage	Mains drains
Taxe foncière	631.00 Euros
Annual charges	1800.00 Euros
Number of lots	527
Procédure en cours	No
Energy efficiency rating	E (237)
CO2 emissions	E (55)
Agency fees	Paid by the seller

Property Description

This ground-floor duplex is comprised of entry with storage space leading into an open plan living / dining area with fitted kitchen. The living area has large windows opening on to a balcony of 3.150m². Upstairs are two double bedrooms (the smaller of the two bedrooms has sufficient space to accommodate either a double or twin beds) and a bathroom with a small bath / shower and WC.

The loi carrez is 38.77m² with an extra 3.3 non habitable in the second bedroom and the terrace of 3.150m². This property is being sold with all furniture (including TV). There is a ski locker and private parking (barrier) access for all residents.

The copropriété for the large residence covers the heating costs in the annual charges of 1800€ plus the apartment is above the boiler room so benefits from staying warm in winter. The snow-clearing and communal green areas are well maintained and paid for by the copropriété.

The apartments in this residence rent out easily due to their proximity to the local amenities and the Grands Montets ski area, and with some updating this duplex could prove an excellent investment property.

The property is covered by the copropriété rules.

























