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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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Maison Plagnolet

Argentière, Chamonix & Vallée, Mont Blanc

575 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

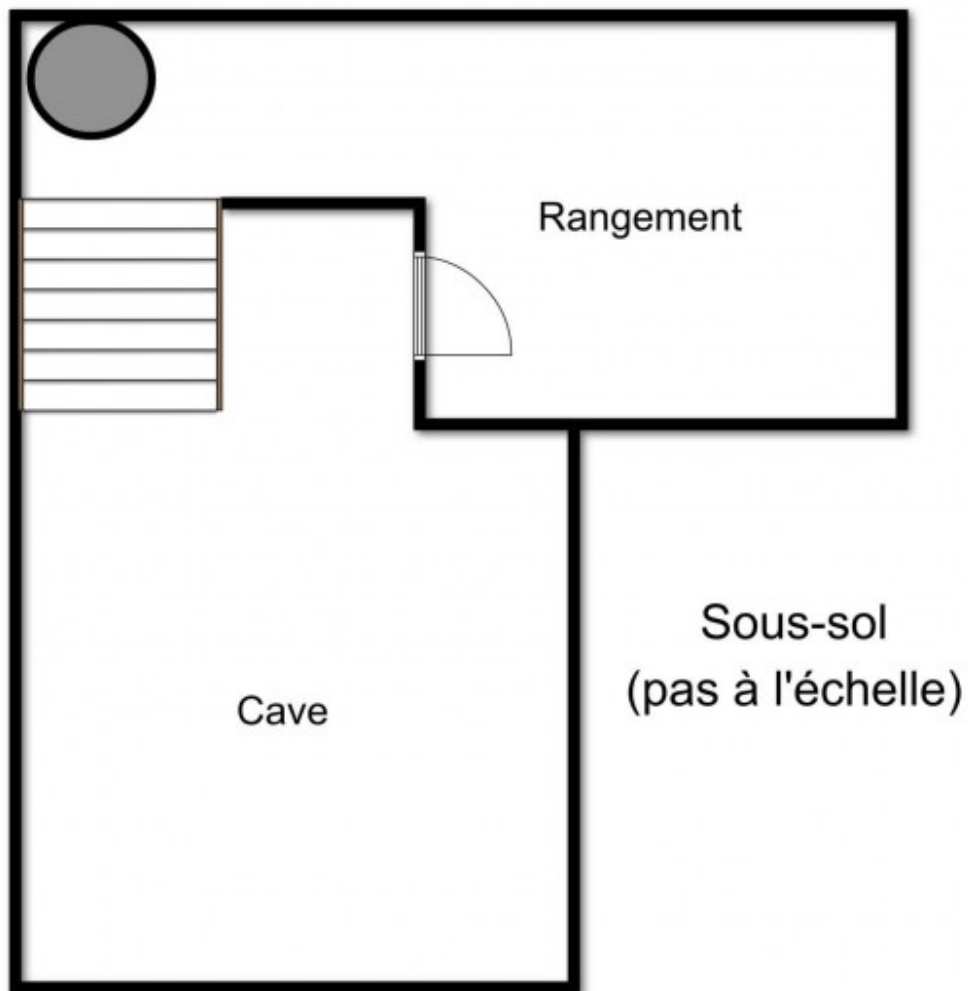
Price	575 000 Euros
Status	SOLD
Last updated	06/04/2020
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Argentière
Bedrooms	3
Bathrooms	2
Floor area	70 m²
Land area	373 m²
Detached	Yes
Heating	Electric radiators
Nearest skiing	315 m
Nearest shops	100 m
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	G (468)
CO2 emissions	C (28)
Agency fees	Paid by the seller

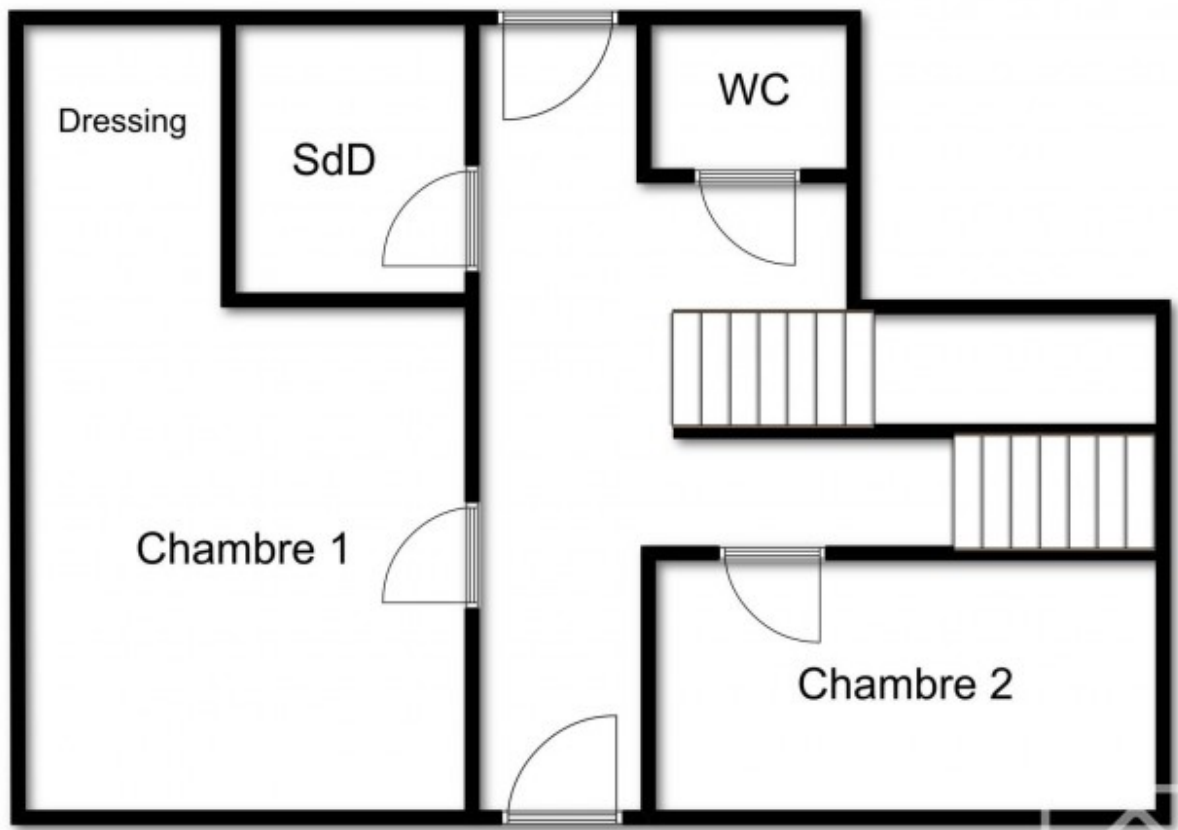
Property Description

A short walk from the Grands Montets ski area and Argentiere village this unique turn-of-the-century stone house presents an ideal principal residence or investment property. Large windows facing south-west and south-east ensure year-round sunshine and great views of the valley. Located on the main road into Argentiere village it's a minute's walk from the bus and train stops, as well as local amenities.

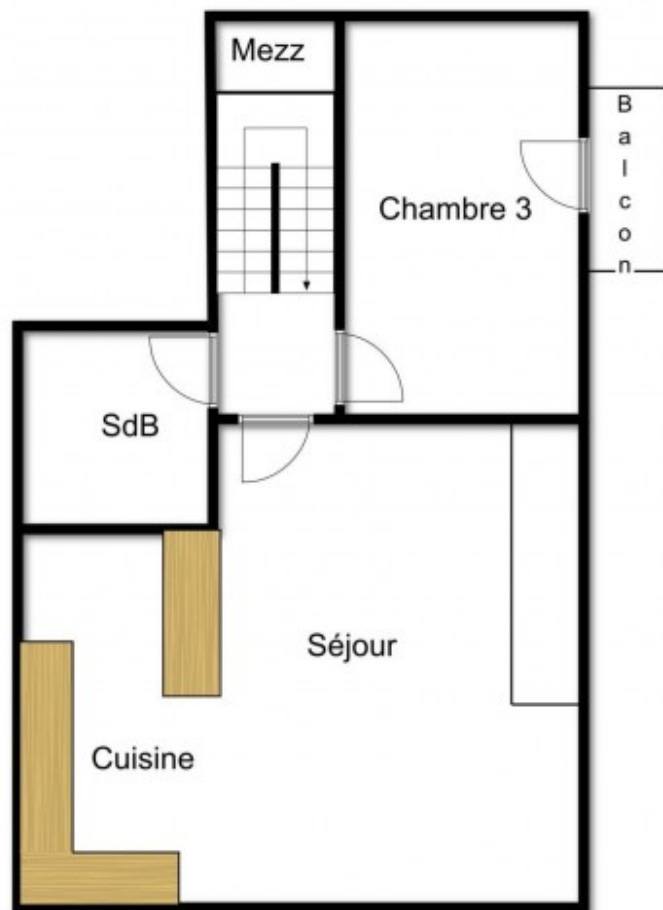
The building has approx 70m2 habitable space over two floors with a basement of another 35m2 ready to be converted. It sits on a terrain of 373m2 which includes off-road parking for 2 to 3 vehicles (with the option of building a carport). The property is currently comprised as follows: ground floor has front entrance and hallway leading through to downstairs shower room with separate toilet, rear garden entrance and two double bedrooms. The master bedroom has the possibility for either an en-suite (existing plumbing) or walk-in wardrobe or office and enjoys both SW and SE views over Grands Montets and Mont Blanc. The second double bedroom has windows facing SE and NE. A wooden staircase leads up to a small wooden mezzanine area and landing. Off the landing is a brand new bathroom, the third double bedroom with small balcony looking out to the Grands Montets and the living area, which like the master bedroom faces SE and SW. The newly fitted kitchen is off to the side of the living area, with a window at the rear of the building. There's an external chimney that could be re-opened.

The building has had some recent works carried out on the interior but could benefit from improvements to the exterior, notably the roof area. A new 400L boiler to heat the water has been recently installed along with the newly fitted shower and bathrooms.





RDC (pas à l'échelle)



Etage (pas à l'échelle)























