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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. Griez

**Les Houches, Chamonix & Vallée, Mont Blanc**

**299 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	299 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/04/2019
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	53.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	1.8 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	595.00 Euros
<b>Annual charges</b>	950.00 Euros
<b>Number of lots</b>	25
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (271)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Built by MGM in 1999 this small residence offers everything you could wish for in a holiday apartment, or first step on the property ladder. The living space has been cleverly designed to accommodate up to 6 people, with the option of bunkbeds in the cabin room or, as per the photos, a double bed on the mezzanine.

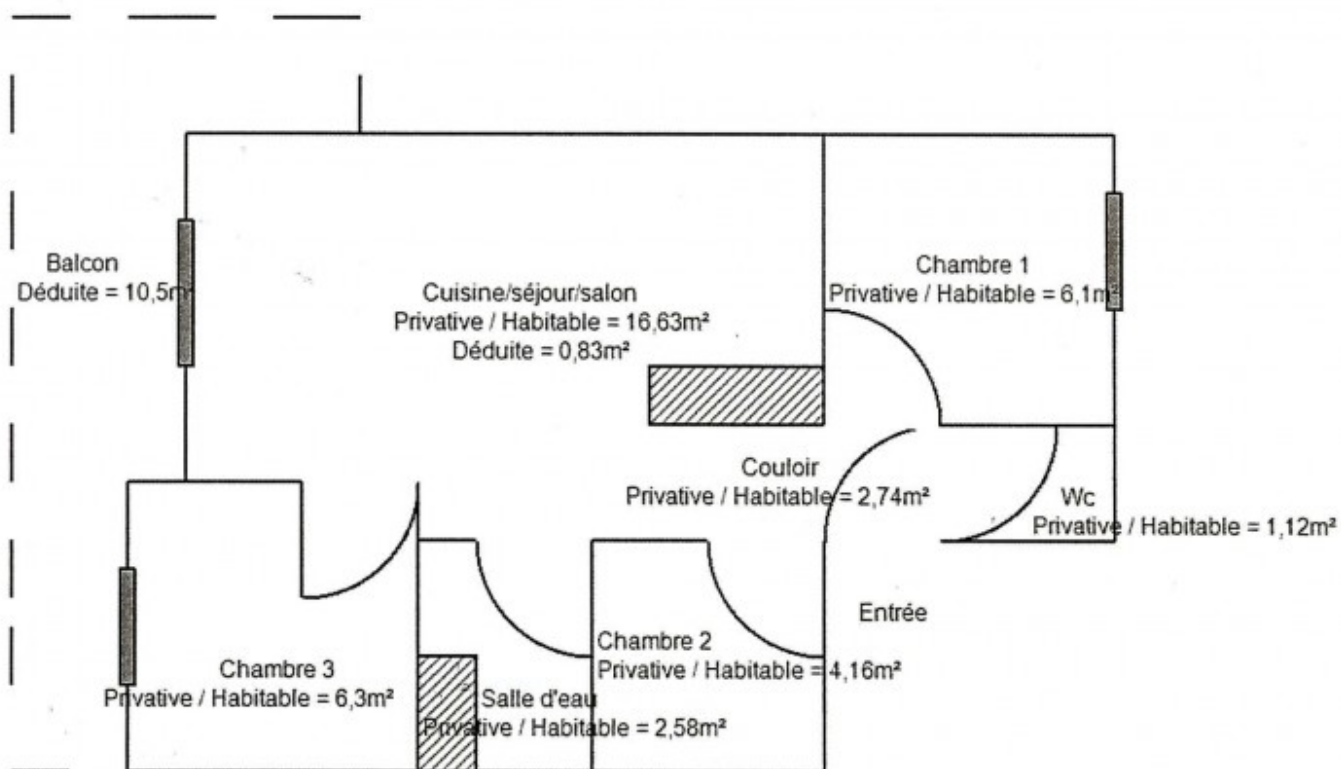
The habitable surface is 53m<sup>3</sup> (39.63m<sup>2</sup> loi carrez) and the balcony is 11m<sup>2</sup>. It comprises as follows - entry on 1st floor with hallway cupboard, separate WC leading to double bedroom and the open-plan living space. The kitchen / diner and living space has an open mezzanine above with huge skylight and glass doors that open on to the double aspect balcony. The second double bedroom is off the living room and a bathroom and cabin room off the main hallway.

There is a cave, a ski locker and a private garage with the apartment, plus ample exterior parking.

The kitchen and bathroom have been replaced this year and spotlights installed in the ceilings, making it a bright and shiny apartment. Integrated storage has also been built in the two double bedrooms.

This property comes fully furnished and equipped, so is ready to go as a holiday or rental apartment.

The property is covered by the copropriété rules.



Mezzanine = Déduite = 12,62m<sup>2</sup>





































