



**alpine-property**

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. Balmat

**Chamonix, Chamonix & Vallée, Mont Blanc**

**225 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	225 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	28/08/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	33 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	450 m
<b>Nearest shops</b>	10 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	486.00 Euros
<b>Annual charges</b>	1000.00 Euros
<b>Number of lots</b>	11
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (323)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

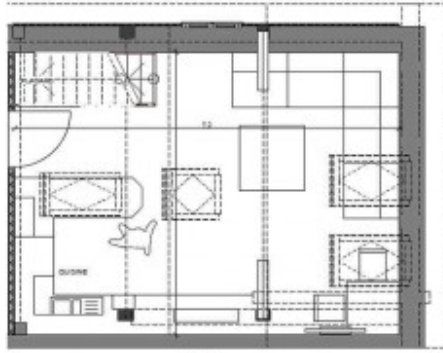
Located right in the very heart of Chamonix town centre and walking distance to the Savoy ski area with access to Brevent, this apartment presents a rare development opportunity. The entire space has been emptied, the original beams exposed and sandblasted throughout, adding character to the property. New velux windows have been installed, and plumbing and electrics are in place ready for installation. This renovation is ready to go!

The apartment is in a small residence with low charges and situated on the 3rd floor. The habitable surface was 31.55m² prior to being gutted, with a surface nearer to 33m² currently. There is an additional 14.6m² of surface hors carrez (lower than 1.8m in height). The property has been entirely opened up to present an open-plan room on entry level, with a further two mezzanines on the 2nd and 3rd floors. There is the option to enclose the mezzanines for additional privacy.

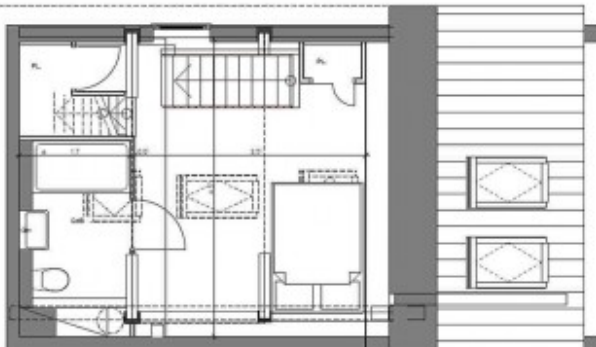
Projected plans as shown comprise as follows: entry into open-plan kitchen and living area (24m²), stairs to bedroom 1 with enclosed shower/WC, and a second staircase to bedroom 2 on the 2nd mezzanine. An excellent use of space which will result in a contemporary and unique apartment in the centre of town with plenty of light from the velux windows. Ideal for use as a secondary residence or holiday rental.

The property is covered by the copropriété rules.

NE PAS UTILISER CES PLANS POUR L'EXECUTION  
DES TRAVAUX  
NOT TO BE USED FOR CONSTRUCTION



1er étage



2ème étage



3e étage

Vue Interne Proposée	
No : 20 / V / PH / 1	
PLAN DES RELEVÉS	
16, 27 Habitat 19 Place Belin 14000 Châteauneuf	
Echelle: 1/10	Date: 02.03.2020
Etat	Quart



























