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Appt. Residence L'Atelier, 10&11

Argentière, Chamonix & Vallée, Mont Blanc

1 050 000 €uros



Contact

Contact **Claire Williams** about this property.

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Key Features

Price	1 050 000 €uros
Status	SOLD
Last updated	02/12/2021
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Argentière
Bedrooms	4
Bathrooms	3
Floor area	83.5 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	1.7 km
Garage	Double
Drainage	Mains drains
Number of lots	13
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Comprised of 13 apartments and two commercial units over 3 floors, l'Atelier offers a superb location next to the cross-country ski track and minutes from the Grands Montets ski area. Public transport and local eateries are within walking distance and Argentière village with its choice of shops bars and restaurants is under 2km away.

Delivery of the first 6 apartments took place in December 2020 and the remaining lots will be delivered this March.

The development is brought to you by Cristal in the charming area of the Grassonnets just outside the resort village of Argentière. Originally a traditional farm building , the developers have combined modern design and efficiency with Alpine charm in keeping with the picturesque surroundings.

L'Atelier faces south-east overlooking the meadows and tree-covered slopes that lead down the valley to the Aiguille du Midi and Mont Blanc.

All apartments are completed to a high level finish using considered materials and design. Underfloor heating, double glazing, intercom system and satellite come as standard and each property is sold with a fully fitted kitchen, underground parking, a cave and a ski locker. Additional parking spaces are available at an additional cost.

Appt. 10&11 is a splendid dual aspect apartment benefiting from a south-east facing terrace for the earlier sun and a south-west facing balcony for those sundowner moments. It offers 3 bedrooms plus an open-plan mezzanine area ensuring maximum optimization for accommodating guests if desired. Located on the first and final floors it comprises thus: entrance, spacious open-plan dual aspect kitchen / dining / living area opening on to south-east facing terrace, master bedroom with en-suite, second double bedroom, third bedroom for bunkbeds with velux, shower room, separate WC.

On the upper level an open-plan mezzanine area of 21m² with velux overlooks the open-plan living area below. Two private underground parking spaces are included in the sale, as well as a cave and ski locker.

Promotional offer - zero notary fees on purchase, saving approx 20 660€ !!

Ten-year guarantees in place.

The property is covered by the copropriété rules.



APPARTEMENT N° 10&11

MISE A JOUR 06/24/04/2020

1 - SURFACE HABITABLE

ENTREE	3,43 m ²
COULOIR	4,85 m ²
WC	1,17 m ²
S4.R. 1	6,32 m ²
CABINE	5,93 m ²
CHAMBRE 1	10,94 m ²
CHAMBRE 2	9,33 m ²
S4.R. 2	2,62 m ²
CUISINE/SEJOUR	32,25 m ²
MEZZANINE	6,20 m ² (h>1,80m) + 14,36 m ² avec h<1,80m
TOTAL	83,54 m²

2 - BALCON (S) TERRASSE (S) JARDIN

BALCON	7,04 m ²
TERRASSE	7,92 m ²
TOTAL	14,96 m²



Deuxième Etage



Premier Etage



Cristal Development est un organisme agréé par le Ministère de l'Énergie et des Ressources naturelles (MERN) en vertu de la Loi sur l'accès à l'information (LAI) et de la Loi sur l'accès à l'information (LAIA).
 L'ensemble de la documentation est accessible en français et en anglais.





















