



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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Residence L'Atelier, 8

Argentière, Chamonix & Vallée, Mont Blanc

650 000 €uros



Contact

Contact **Claire Williams** about this property.

Tel: +33 6 23 49 38 20

Email: claire@alpine-property.com

Key Features

| | |
|---------------------------------|--------------------|
| Price | 650 000 Euros |
| Status | SOLD |
| Last updated | 06/04/2022 |
| Area | Mont Blanc |
| Location | Chamonix & Vallée |
| Village | Argentière |
| Bedrooms | 2 |
| Bathrooms | 3 |
| Floor area | 71.5 m² |
| 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.

The development is completely finished and the last available lot is available now.

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. 8 presents a stylish and light duplex apartment over the first and top floors with a south-east facing terrace of 8.58m² and a habitable surface of 71.56m² (plus an additional 15.5m² on the upper level). The first floor comprises an entrance, two bedrooms; one with en-suite bathroom and one cabin, a second bathroom, an open-plan living / dining area opening on to the balcony. The mezzanine and third bathroom are directly under the eaves and enjoy exposed beams and velux windows overlooking the living area. What could be better after a day on the mountain then a good old bubble bath under the stars? The mezzanine area offers ample room for additional guests to sleep, office space or TV den. Two private underground parking spaces, cave and ski locker included in the sale.

Promotional offer - zero notary fees on purchase, saving approx 15 464€ !!

Ten-year guarantees in place.

The property is covered by the copropriété rules.

**CRISTAL
DEVELOPMENT**

Residence P. Atelier

CHAMONIX MONT-BLANC
1500

Cette notice est destinée à être lue conjointement avec le règlement de copropriété et les plans de la construction pour en saisir toutes les implications techniques et financières.

Deuxième Etage

Premier Etage

APPARTEMENT N° 8

MISE A JOUR 10/04/2020

1 - SURFACE HABITABLE

| | |
|------------------|---|
| ENTREE | 4,00 m ² |
| S.d.B. 1 | 5,27 m ² |
| SEJOUR / CUISINE | 29,62 m ² |
| CABINET | 5,58 m ² |
| CHAMBRE | 12,09 m ² |
| S.d.B. 2 | 3,62 m ² |
| MEZZANINE | 7,51 m ² [h>1,80m] + 9,74 m ² /avec h<1,80m |
| S.d.B. 3 | 3,38 m ² [h>1,80m] + 4,93 m ² /avec h<1,80m |
| TOTAL | 71,73 m ² |

2 - BALCON (S) TERRASSE (S) JARDIN

| | |
|----------|---------------------|
| TERRASSE | 8,58 m ² |
| TOTAL | 8,58 m ² |





















