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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. Bellevarde

Praz Sur Arly, Megève, Mont Blanc

371 000 €uros



Contact

Contact **Antoine Perraut** about this property.

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Key Features

Price	371 000 Euros
Status	UNDER CONTRACT
Last updated	04/02/2026
Area	Mont Blanc
Location	Megève
Village	Praz Sur Arly
Bedrooms	3
Bathrooms	1
Floor area	76.2 m ²
Heating	Electric radiators
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	350 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	685.00 Euros
Annual charges	1221.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	F (438)
CO2 emissions	C (25)
Agency fees	Paid by the seller

Property Description

At the end of a no-through road, overlooking the village, Apartment Bellevarde is in a small apartment building in a quiet location, yet close to the local amenities.

The apartment is a duplex and has its own private entrance. It comprises :
Entrance leading into the living space with open plan kitchen, dining area and lounge area with doors opening onto the east and south facing, dual aspect balcony which enjoys full sunshine exposure, all day long.
Also on this level are 2 bedrooms, a bathroom and a separate WC.

Stairs lead up to a mezzanine level which has a total floor area of 30m² and is currently laid out as 2 separate study areas, plus a bedroom.

The apartment has a habitable floor area of 76.22m² and a total floor area of 88.90m². The balcony has a surface area of 15.33m² and there is a garden area of 14m² for your private use.

A cave (additional storage) plus a further large storage cupboard, accessible from the outside, are also included and are ideal for storing sporting equipment such as bikes and skis.

The property is covered by the copropriété rules.























