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# Appt. Lupin

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

**345 000 Euros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	345 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/01/2023
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	44 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	700 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	850.00 Euros
<b>Number of lots</b>	6
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (287)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

A charming one bedroom apartment in a very central location, a two minute walk from both the ski de fond pistes, the Montenvers train to the glacier, and the vibrant Chamonix town centre. Apartment Lupin is part of a small private coprop of only 6 apartments with low annual charges. There is a communal garden area and currently three shared parking spaces available to residents of the building. A huge communal cellar in the basement with individually allocated spaces provides plenty of storage space for all your sports equipment.

The apartment comprises thus: Steps leading to shared south facing balcony looking onto the Mont Blanc range and shared entrance with neighbouring apartment. Storage cupboard is located to the right of the front door which houses the water heater. Front door opens into a spacious kitchen with high ceilings and large windows.

The kitchen leads onto what is currently the bedroom, again with a large window, which in turn leads into the lounge with balcony with views towards Flégère and a shower room with wc.

The apartment has been rented out until recently and would benefit from some renovation in order to realise it's full potential.

The property is covered by the copropriété rules.

ANNEXE 1 – PLAN OU CROQUIS





























