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# Studio Aiguilles

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

**260 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	260 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/04/2023
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Argentière
<b>Bathrooms</b>	1
<b>Floor area</b>	26.3 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Nearest skiing</b>	400 m
<b>Nearest shops</b>	800 m
<b>Annual charges</b>	2000.00 Euros
<b>Number of lots</b>	104
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (459)
<b>CO2 emissions</b>	F (97)
<b>Agency fees</b>	Paid by the seller

## Property Description

Studio Aiguilles is on the second floor of a well maintained residence in Argentière with a swimming pool, south-facing balcony looking across to the Argentière glacier and west to Mont Blanc, and walking distance to the Grands Montets ski lift.

Serviced by a lift, the apartment is comprised thus: entrance with storage, modern bathroom with shower, living area with double bed alcove (storage underneath the bed), patio doors onto south-facing balcony, separate kitchen. The apartment is sold with a private cave, and there is communal parking outside.

Total surface area is 26,32m<sup>2</sup>, the cave is 2m<sup>2</sup>.

Hot and cold water is included in the communal charges, as is the gas central heating. Electricity is individual. The residence benefits from an on-site guardian and a communal outdoor swimming pool and lawn area, with fabulous views.

Close by to public transport and the village of Argentière, this property is perfectly placed to make an ideal holiday apartment or rental investment, or both!

The property is covered by the copropriété rules.



















