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# Appt. Champraz

**Les Praz, Chamonix & Vallée, Mont Blanc**

**315 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	315 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Praz
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	29 m²
<b>Heating</b>	Combined system
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.4 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	800.00 Euros
<b>Annual charges</b>	1400.00 Euros
<b>Number of lots</b>	278
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (349)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the picturesque Champraz residence next to a small lake, there's a choice of two river paths to connect easily with Chamonix centre (20 minutes by foot). Apartment Champraz is ideally located for all your mountain activities - La Flégère ski area is on your doorstep, numerous hiking, trail running and mountain biking routes are nearby, not forgetting the golf course. The nearest bus stop is a 3 minute walk (free navettes to the ski lift operate in winter from the end of the lane), and the Les Praz train station is on hand to take you up or down the valley.

The sunny village of Les Praz benefits from its own identity whilst being close to Chamonix centre. Numerous restaurants and bars are walking distance from the apartment, as well as a local shop.

The Champraz II is a well maintained residence comprising 5 chalets housing multiple apartments. Beautiful communal gardens are looked after by the resident guardian, and there are laundry facilities on-site available for residents and their guests. The underground garage has direct access to the buildings and ski lockers, and all floors are serviced by a lift.

Apartment Champraz is on the first floor and was renovated in 2016 by the current owners, when a new kitchen, flooring, plastering, paintwork, and bathroom unit and floor and wall tiles were installed.

It is comprised thus : entrance, bedroom, bathroom, separate WC, open-plan kitchen/diner/living area with double doors opening on to the 4.7m2 balcony overlooking the Brévent. Access by stairs and lift.

The apartment is sold with a private ski locker and covered parking space in the basement.

Whether looking to enjoy it yourself, or as a rental investment, we cannot recommend the location enough.

The property is covered by the copropriété rules.





























