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# Appt. Le Planet

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

**920 000 Euros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	920 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	25/06/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	103 m <sup>2</sup>
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	2.2 km
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	797.00 Euros
<b>Annual charges</b>	2000.00 Euros
<b>Number of lots</b>	16
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (341)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Le Planet presents a rare opportunity to purchase two individual apartments in what was once the Hotel du Planet building at the top of the Chamonix valley.

The serene surroundings are hard to beat, with direct access to the Balcon Nord hiking and biking trails, proximity to Le Tour ski area and Argentière village. Local transport (train and bus) is 900m away.

The two lots must be sold and bought together, this is a condition of sale. The larger apartment is on the ground floor with a private garden and storage cellar, and on the second floor is a delightful studio apartment perfect for guests or as additional rental income (rental history available on request). There is a ski locker included in the sale, and ample exterior parking.

Apartment 1 ground floor: entry hallway with space for storage leading to recently renovated shower room and separate WC, bedroom with French doors to the outside, ladder access to a small child's bedroom, open-plan fully equipped kitchen leading on to majestic living and dining area with original parquet floor, wood burner, high ceilings and tall windows that look out over the whole valley. Off the living area is a second double bedroom with fitted wardrobes and private exterior access. In annexe a 5m<sup>2</sup> storage cellar.

Apartment 2 second floor: entrance, shower and WC, kitchen and living area with tall windows and great views, two mezzanine areas, one currently used as an office space and the other with a double bed.

The property is covered by the copropriété rules.















