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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Flocon

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

**205 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	205 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Vallorcine
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	37.2 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	6.5 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	2800.00 Euros
<b>Number of lots</b>	195
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (158)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Flocon is in the delightful 4\* holiday complex of the Portes de Mont Blanc in Vallorcine. Situated right next to the Vallorcine cable-car, it offers a direct access to the slopes and fantastic mountain views. And if you don't feel like heading up the mountain, you can enjoy the on-site facilities - heated pool with views on to the cable-car, wellness and spa area, childrens' play areas and excellent restaurant with large sunny terrace. It offers a truly perfect escape.

The Mont Blanc Express railway stop is 100m from the apartment, providing easy and environmentally friendly access to Chamonix town and the whole of the valley.

The apartment is located on the ground floor and is configured thus:  
Entrance leading into open-plan kitchen/dining room/living room (19,5m<sup>2</sup>) with patio doors onto large terrace of 15,4m<sup>2</sup>. Double bedroom with private access to terrace and ensuite bathroom.

Decor and interior finish are in excellent condition.

This apartment is sold freehold with no restrictions and comes with a private underground parking space and ski locker.

The property is covered by the copropriété rules.





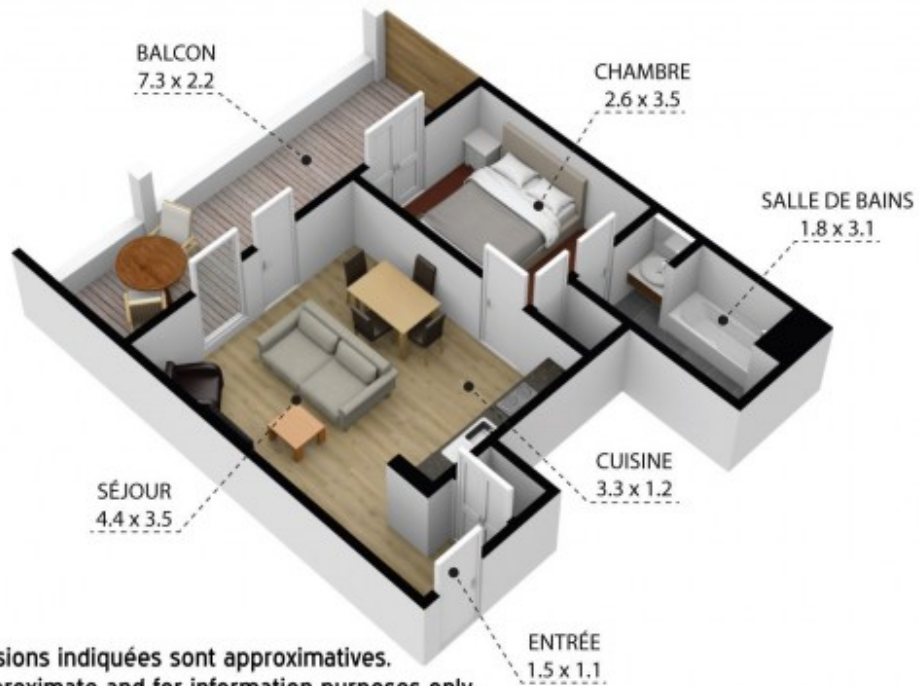




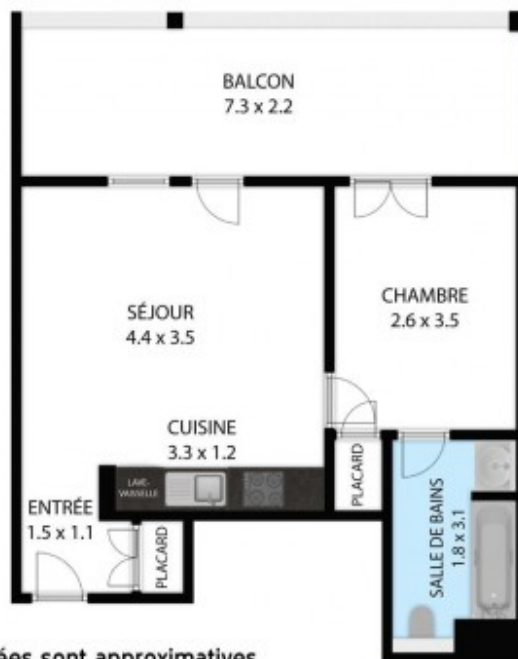








Toutes les dimensions indiquées sont approximatives.  
 The plans shown are approximate and for information purposes only.



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