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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. La Cordée

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

**999 999 €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>	999 999 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	25/11/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	80 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	850 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	4100.00 €uros
<b>Number of lots</b>	80
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (229)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Residence La Cordée is a prestigious residence of exclusive freehold apartments in the alpine resort of Chamonix-Mont-Blanc in the French Alps. Overlooking a picturesque lake and on to Mont Blanc beyond, this stylish complex complete with wellness centre and communal areas is located in the sought-after area of Les Praz, minutes from the Flégère ski area and close to the centre of Chamonix.

Owners and tenants of the residence benefit from the spacious and opulently designed common areas and wellness centre, with amenities including a generous swimming pool and jacuzzi with fantastic mountain views, sauna, gym, climbing wall, children's play area, snooker and table football tables, WIFI, lounge area with fire and a private outdoor area overlooking the lake. Numerous walks and bike trails are available on the doorstep.

An onsite concierge ensures that all facilities are maintained to the highest standard year round.

La Cordée 15 is a 79.9m<sup>2</sup> light and spacious two bedroom apartment on the second floor, with large windows and a cathedral ceiling and an 11m<sup>2</sup> balcony overlooking the majestic aiguille des Drus to the east.

Quality materials have been used in the renovation and this residence has proved very popular for both holiday and rental investment, with a strong rental return and very little low season owing to the popularity of Chamonix year round and the abundance of activities on offer.

The apartment comprises thus:

Entrance, bathroom with double sink and WC, two spacious double bedrooms (one ensuite), open plan kitchen/dining/living room with double height ceiling in the living room and large french windows leading onto a spacious balcony with ample space for al fresco dining.

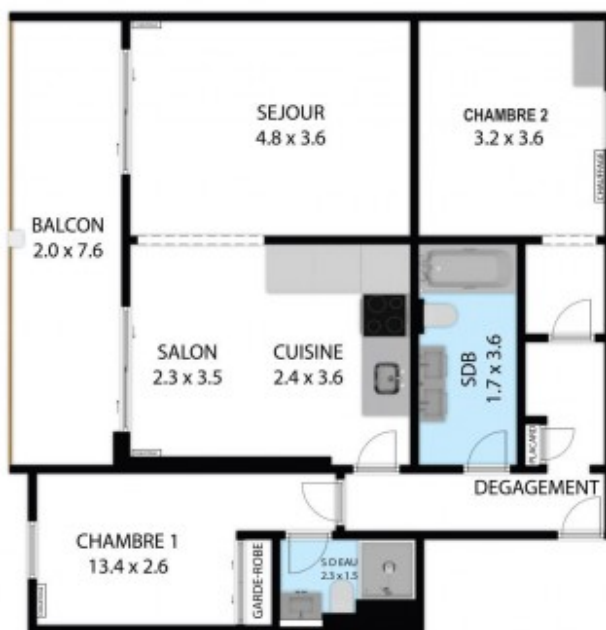
The property comes with an underground parking space and a private cave.

Apartment la Cordée is currently rented out short term with a proven track record of a healthy net rental return, details of which are available on request.

The property is covered by the copropriété rules.



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