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Ferme de la Chapelle A

Chamonix, Chamonix & Vallée, Mont Blanc

2 295 000 €uros



Contact

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Key Features

Price	2 295 000 €uros
Status	FOR SALE
Last updated	06/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	4
Bathrooms	4
Floor area	135.7 m²
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	100 m
Nearest shops	100 m
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Appartement no:1 is a spacious four bedroom triplex apartment in the sought after village of Les Praz. The full renovation project is being carried out by renowned local architect Chevallier, whose design places emphasis on maintaining the charm of this authentic ferme du pays, which is typical of the Chamonix valley.

Clever use of space and light will accentuate the wonderful features and create harmony between traditional and modern techniques, whilst optimising the beautiful Mont Blanc views.

The wellness suite in the basement is a welcome addition and allows for some much needed relaxation after a long day on the slopes. The jacuzzi in the garden provides a further spot from which to relax and take in the beautiful views of the Aiguille des Drus.

Whether in winter or summer, there are plenty of activities on the doorstep, including golf, numerous walking and biking trails in addition to the Flégère ski lift. There is a bus stop directly opposite, the little red train stops five minutes' walk away, whilst Chamonix town is only a five minute drive.

The village of Les Praz itself has local shops, a tabac, a post office, two bars and restaurants and ski and bike hire shops.

The apartment comprises thus:

Lower floor: Garage, entrance hall, ski room/ cloak room, wellness suite with sauna, guest toilet, two ensuite double bedrooms with access to the south-facing garden.

First floor: Open plan kitchen and lounge area (39,65m²) with a wood burner and direct access to the south-facing balcony.

Upper floor: Two double bedrooms, both ensuite.

Exterior: garden and jacuzzi, exterior parking space.

Delivery is scheduled for winter 2024/2025.













