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# Appt. La Flegère

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

**960 000 Euros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	960 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/08/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	83 m <sup>2</sup>
<b>Land area</b>	25 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	400 m
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1107.00 Euros
<b>Annual charges</b>	2400.00 Euros
<b>Number of lots</b>	12
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (336)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment La Flégère is ideally situated in the heart of sunny Les Praz, in walking distance from the Flégère ski lift, the golf course, local shops and restaurants, and public transport.

A delightful 3 bed apartment with south-facing views of the Drus, Aiguille du Midi and Mont Blanc range, it benefits from a private garden, exterior private parking, a 4m<sup>2</sup> storage cellar and a private underground garage.

Set in a small and charming residence of two buildings and 12 apartments on a no-through road, this property also enjoys the use of a 2000m<sup>2</sup> communal garden area with breathtaking panoramic views and year-round sunshine.

Currently a primary residence, the owners renovated the contemporary kitchen dining area in 2015. The living room is cleverly separated by internal glass doors to allow for maximum light throughout, and the south-facing patio doors open onto a large wooden terrace and 25m<sup>2</sup> private garden.

It is comprised thus: Ground floor - entrance hallway with storage cupboard, WC, family bathroom, two bedrooms leading through to open-plan dining area and fully equipped kitchen, third bedroom and living room (access from hallway and kitchen), with access to the garden.

The property is covered by the copropriété rules.















