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# Appt. Prarion

**Les Houches, Chamonix & Vallée, Mont Blanc**

**540 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	540 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	83 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	50 m
<b>Nearest shops</b>	50 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	3800.00 Euros
<b>Number of lots</b>	462
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (424)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

A large sunny three bedroom apartment with lots of big windows located and triple exposition (east, south and west) on the third floor of a well maintained residence with a lift and an onsite guardian.

Apartment Prarion boasts great views from the two separate balconies and lots of potential to create a lovely home. A further skiers' room on the next floor up offers the opportunity for additional sleeping or office space.

The picturesque lac de Chavants with its great little café, woodland walking trail, climbing, children's play area and tennis courts is right next to the residence.

The apartment comprises thus:

Entrance, lounge and dining room with wood burner opening onto a balcony overlooking the Prarion ski slopes, kitchen, larder, two separate toilets, bathroom, three bedrooms, one of which opens onto a second balcony, second kitchenette.

A separate skier's room on the upper floor provides additional sleeping or office space.

In annexe two large caves, a garage, a covered parking space and an open air parking space.

The property is covered by the copropriété rules.





