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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Appt. Chamois

La Clusaz, La Clusaz, Aravis

799 000 €uros



Contact

Contact **Steve Elsdon** about this property.

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Key Features

Price	799 000 Euros
Status	FOR SALE
Last updated	03/06/2025
Area	Aravis
Location	La Clusaz
Village	La Clusaz
Bedrooms	4
Bathrooms	3
Floor area	104 m²
Heating	Oil fired central heating
Chimney	Open fire
Nearest skiing	200 m
Nearest shops	1.5 km
Garden	No
Garage	Single
Drainage	Mains drains
Number of lots	2
Procédure en cours	No
Energy efficiency rating	F (291)
CO2 emissions	F (90)
Agency fees	Paid by the seller

Property Description

This beautiful duplex apartment sits in a quiet cul de sac overlooking the world renowned ski resort of La Clusaz and is only 200m from the main piste leading to all the principal lifts. The historic lakeside city of Annecy is a quick 40 minute drive and Geneva airport is only an hour away.

The apartment has recently been renovated throughout and is configured:

Ground floor: Modern, open dining and kitchen area with access to the wrap-around balcony, 2 generous bedrooms sharing an ensuite shower room, separate shower room, separate WC, washing machine cupboard.

First floor: Long corridor equipped with bunk beds, single bedroom, double bedroom, separate bathroom, separate WC.

The property has a long standing and solid rental history given it's perfect configuration for 2 family groups, with easy access to the village and pistes.

The building roof renovation was voted for and work started in September.

The property is covered by the copropriété rules.















