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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. Chamois

**La Clusaz, La Clusaz, Aravis**

**950 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

**Tel:** +33 6 15 04 25 18

**Email:** [elsdon@alpine-property.com](mailto:elsdon@alpine-property.com)

# Key Features

<b>Price</b>	950 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/10/2024
<b>Area</b>	Aravis
<b>Location</b>	La Clusaz
<b>Village</b>	La Clusaz
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	104 m <sup>2</sup>
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	No
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	2
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (291)
<b>CO2 emissions</b>	F (90)
<b>Agency fees</b>	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 has been voted and work will begin in September.

The property is covered by the copropriété rules.

















