



# alpine-property

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. Bijou

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

**326 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	326 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/08/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Servoz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	78 m²
<b>Land area</b>	713 m²
<b>Heating</b>	Pellet stove
<b>Chimney</b>	Pellet stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	200 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	700.00 Euros
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (320)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Bijou is not the type of property you find every day. The current owner has lovingly transformed and restored this apartment into the most stylish and comfortable of living spaces.

One of four apartments in a traditional Savoyard building dating from the turn of the last century, the residents enjoy a picturesque shared garden of approximately 700m2 and plenty of sun. It is a truly magical environment, and within walking distance to the local shops and public transport.

The apartment underwent a full renovation this year and the roof of the building was also replaced, so there are no further works required on the property or the condominium. High spec materials have been used throughout, with intelligent ventilation systems in place and the pellet burner powering the underfloor heating on the lower level and the radiators upstairs. The burner can be operated via wifi remotely for that pre-arrival warmth. It is also cost-efficient.

Garden level: open-plan kitchen and dining area with pellet burning stove, laundry area, spacious bathroom in polished concrete with wet room, WC and sink. This level constitutes the loi carrez surface area of 23m2. Lower level: accessed via polished concrete stairs is a further 55m2, boasting a vast vaulted living space and two double bedrooms. The exposed stonework has been been stylishly pointed creating a unique and cosy feel. The master bedroom has a small window allowing natural light in, as does the living room. There is potential to create a walk-in wardrobe in the master bedroom.

A private garden shed is sold with the property.

The property is covered by the copropriété rules.





















