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Appt. du Golf

Les Praz, Chamonix & Vallée, Mont Blanc

498 000 Euros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	498 000 Euros
Status	FOR SALE
Last updated	21/06/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Praz
Bedrooms	1
Bathrooms	1
Floor area	48 m²
Heating	Gas
Chimney	None
Nearest skiing	200 m
Nearest shops	50 m
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	604.00 Euros
Annual charges	1150.00 Euros
Number of lots	24
Procédure en cours	No
Energy efficiency rating	E (270)
CO2 emissions	F (65)
Agency fees	Paid by the seller

Property Description

Appt. du Golf is located in a historic hotel in the centre of the sought after Les Praz village, right next to the Flégère ski lift, village shop and restaurants, numerous hiking and biking trails, and the golf course. Chamonix centre can be accessed by foot within 20 minutes along a picturesque river path, 10 minutes by bicycle, or 2 minutes by car.

The residence benefits from a beautiful west-facing communal garden, complete with small outdoor swimming pool, open in the summer months. The communal entrance, with its charming foyer area, ensures that the building's history be not lost to the past.

The apartment is located on the upper ground level, in what was once the breakfast room in the former hotel. As such it benefits from large east-facing windows that welcome in the morning sun, with fabulous views of Les Drus and the surrounding peaks.

It comprises thus: open-plan fitted kitchen and dining area, with two steps leading up to living room and main bedroom. Off the kitchen is a hallway with exposed brickwork, WC, bathroom and staircase up to an open mezzanine level with double sleeping area. Between the staircase and the main bedroom is a reclaimed antique wooden door window, which adds unique character to the property. In annexe is a small storage locker, and the apartment comes with private use of a ski locker, and access to private exterior parking.

There is communal bike storage and a laundry room on site.

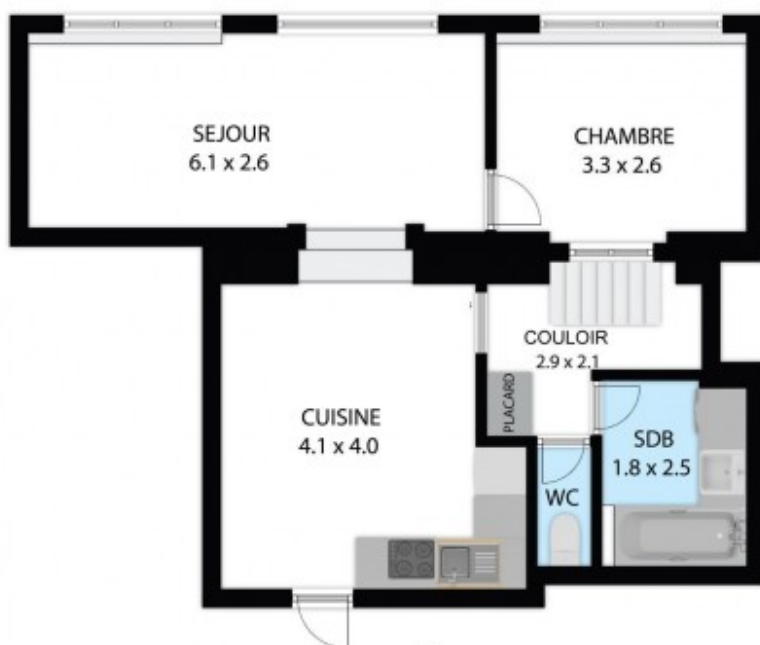
The quarterly charges are low for this property and include central heating, hot & cold water, electricity as well as the upkeep of all communal areas.

There are both annual and secondary residents in the building, as it is well suited to both.

The property is covered by the copropriété rules.







REZ-DE-CHAUSSÉE



MEZZANINE

Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



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