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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. Perle

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

**460 000 Euros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

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

# Key Features

<b>Price</b>	460 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	08/10/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	72 m <sup>2</sup>
<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>	771.00 Euros
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (241)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Perle is a uniquely characterful apartment set over two levels on the first floor of a small condominium in the heart of Servoz village. Original wooden floorboards and exposed wooden beams, combined with a contemporary staircase and plaster walls, create a comforting living environment that it would be hard to not feel at home in.

An external staircase leads up to a balcony and the entrance. An open-plan kitchen and dining area open on to two different living areas and an office corner. A chimney is in place for a wood or pellet burner. A family bathroom with washing machine is also on this level. Upstairs is a landing area and two double bedrooms, one en-suite, both with access to a south-facing balcony.

Above the en-suite bathroom is access to a further 10m<sup>2</sup> of convertible attic space.

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 700m<sup>2</sup> and plenty of sun. It is a truly magical environment, and within walking distance to the local shops and public transport.

The property is covered by the copropriété rules.

























