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# Appt. Petit Praz

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

**598 000 Euros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	598 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	08/11/2024
<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>	68.2 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Chimney</b>	None
<b>Nearest skiing</b>	300 m
<b>Nearest shops</b>	50 m
<b>Garden</b>	No
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	975.00 €uros
<b>Annual charges</b>	3500.00 €uros
<b>Number of lots</b>	16
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (188)
<b>CO2 emissions</b>	D (35)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Petit Praz is a spacious 2 bedroom 2 bathroom apartment on the first floor of a small residence in the centre of the sunny Les Praz village. Only 2km from Chamonix centre, it's superbly located close to the tennis and golf clubs, and within walking distance to the Flégère ski lift, numerous hiking and biking trails, as well as the local shops, restaurants and bars. There are public bus stops right outside the building, and the Les Praz train station is a few minutes walk away.

It is comprised thus: entrance into open-plan fully fitted kitchen, dining and living area with separate guest WC. Hallway with utility area leading to two double bedrooms, one with en-suite bathroom and WC, one with separate bathroom. With the property comes a 2m<sup>2</sup> private storage cellar and communal bike storage.

This property has an excellent track record for short-term rental return, more information provided on request.

The property is covered by the copropriété rules.















