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Appt. Balmat

Chamonix, Chamonix & Vallée, Mont Blanc

698 000 Euros



Contact

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Key Features

Price	698 000 Euros
Status	UNDER CONTRACT
Last updated	13/02/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	3
Bathrooms	2
Floor area	64 m ²
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	3 km
Nearest shops	10 m
Garage	None
Drainage	Mains drains
Number of lots	6
Procédure en cours	No
Energy efficiency rating	E (321)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

This 3-bedroom duplex apartment in an historic Savoyard building, is ideally located within walking distance of Chamonix town centre, the Gaillands lakes and outdoor activity area, and local commerces. Public transport is near by, and there is direct access to Geneva airport.

Appt. Balmat is one of six unique apartments in a historic Savoyard building dating back to the 1800s, previously owned by the Balmat family, renowned for their mountaineering legacy in the region. Situated in a small voluntary condo, the building does not require quarterly service charges.

Spread over two levels, the property benefits from 64m² of official habitable surface area (over 1.8m) with an additional 20m² under the eaves in the two upper bedrooms. The west-facing balcony overlooking Mont Blanc is just over 7m².

PROPERTY LAYOUT:

Garden level:

Communal Entrance Hallway

Entrance with storage, open-plan kitchen with dining area with access to west-facing balcony and Mont Blanc views, living area with wood-burning stove for warmth and charm, balcony access, high ceilings with exposed beams, shower room with WC, bedroom.

Upper Level:

Hallway landing, two double bedrooms with exposed beams, family bathroom with WC.

In annex, a private exterior parking space with bike storage.

Appt. Balmat offers a blend of historical charm and modern living, with a fantastic location close to Chamonix's amenities and breathtaking mountain views. It's perfect for anyone looking for a mountain retreat with easy access to outdoor activities and the vibrant town life.

The property is covered by the copropriété rules.













