



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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Balmat

Chamonix, Chamonix & Vallée, Mont Blanc

698 000 Euros



Contact

Contact **Manu Maclean** about this property.

Tel: +33 6 02 50 75 03

Email: manu@alpine-property.com

Key Features

Price	698 000 Euros
Status	FOR SALE
Last updated	14/05/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	3
Bathrooms	2
Floor area	64 m²
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 charming duplex apartment is ideally located within walking distance of Chamonix town centre. Enjoy close proximity to the scenic Gaillands lakes, a popular outdoor activity area with a ropes course, playpark and climbing area, and a range of local shops and amenities. Public transport options are conveniently nearby, offering direct access to Geneva International airport, making this property perfect as a holiday home or year round residence.

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 large 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 and bike storage locker.

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.













