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Appt Flocon

Chamonix, Chamonix & Vallée, Mont Blanc

645 000 €uros



Contact

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Key Features

Price	645 000 Euros
Status	FOR SALE
Last updated	04/12/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	2
Bathrooms	1
Floor area	72.5 m²
Detached	No
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	4.8 km
Nearest shops	3.4 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Annual charges	1080.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	D (206)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Appt. Flocon is one of 8 apartments in a small residence located in the Les Bossons area just outside the centre of Chamonix-Mont-Blanc. Situated on the first and second floors of the building it is spread over the two upper levels.

The property was sold as a shell in 2017, and the interior had a full refit including all wiring, plumbing and layout in 2018, giving it a light and contemporary feel to a high standard. The open-plan living area and 49m2 south-facing private terrace are a huge attraction, and the high ceilings with exposed wooden frameworks on the upper level combine alpine charm with modern design.

High end materials have been used throughout by the current owners, who designed the space as their primary residence. The staircase is a bespoke design from indigenous oak, and the floors are oak. The spaces are well thought out.

Heating is underfloor for consistent comfort with the addition of a wood burner for those cosy winter evenings.

LAYOUT:

Level 1: dual aspect (east and south) open-plan living, dining room and fully equipped kitchen with breakfast bar opening on to large south-facing terrace with Mont Blanc views.

Level 2: double height landing, bathroom with space for laundry area, two double bedrooms, one with mezzanine area for additional sleeping space or added storage.

Sold with the property is a generous covered parking area with storage plus two private outdoor parking spaces.

The nearest bus stop is a 2 minute walk away, and the cycle path into Chamonix is 2 minutes by bicycle. Geneva airport is an hour away. Easy access both up and down the valley to multiple ski areas.

Ideal as a lovely year-round home or holiday getaway, would work well as a rental due to the recent refurbishment, ample light and mountain views, and sunny private terrace.

The property is covered by the copropriété rules.













