



# 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

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## Appt. Edelweiss

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

**275 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	275 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	09/02/2026
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	31.2 m <sup>2</sup>
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1.8 km
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	642.00 €uros
<b>Annual charges</b>	2700.00 €uros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (578)
<b>CO2 emissions</b>	G (124)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in the charming alpine hamlet of Montroc, apartment Edelweiss boasts large south-facing windows that not only open on to the private balcony with views of the Mont Blanc massif, they also allow plenty of light to enter the apartment.

Part of a traditional and welcoming condominium, a guardian lives on-site to provide round the clock support for the residents, and in the summer months a communal outdoor pool and glorious grounds can be enjoyed by residents. Heating is communal, and along with the hot water, is included in the annual charges.

The apartment is located on the first floor, and is comprised thus: entrance, WC, small double bedroom, storage, bathroom, equipped kitchen open-plan to the living area with patio doors onto private south-facing balcony with stupendous views.

In annexe, a large storage cellar.

Private communal parking is available to the exterior of the building, space for two vehicles.

A thorough renovation was carried out 10 years ago using good quality materials, and the decoration is in good condition.

The property is covered by the copropriété rules.















