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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Le Petit Heron

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

**546 000 €uros**



## Contact

Contact **Claire Williams** about this property.

**Tel:** +33 6 23 49 38 20

**Email:** [claire@alpine-property.com](mailto:claire@alpine-property.com)

# Key Features

<b>Price</b>	546 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/04/2026
<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>	42.2 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	1.4 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	962.00 Euros
<b>Annual charges</b>	2459.00 Euros
<b>Number of lots</b>	278
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (467)
<b>CO2 emissions</b>	C (16)
<b>Agency fees</b>	Paid by the seller

## Property Description

Le Petit Héron is located on the first floor of the sought after Champraz II residence in a quiet area of Les Praz, bordering the pretty Champraz lake. The apartment has just undergone a full renovation including all electrics and plumbing, to an exceptional level of finish with quality materials built to stand the test of time and Samsung appliances in the kitchen.

The colour scheme, lighting and bespoke finishes used in le Petit Héron create a serene refuge away from the hustle and bustle of fast-paced Chamonix life. The spacious balcony offers a perfect vantage point from which to take in the uninterrupted views of the Mont Blanc massif, from the striking bold peaks of the Drus all the way past the Aiguille du Midi and the majestic Mont Blanc to the Aiguillette des Houches.

The apartment comprises thus:

Entrance hallway with double storage area, spacious bathroom with underfloor heating, free standing feature bath, shower and wc, hallway opening onto open plan bespoke kitchen/dining/living room opening onto large sunny terrace, spacious double bedroom with window facing Mont Blanc massif.

The apartment is sold fully furnished and comes with a private underground parking space, a large storage cave and ski locker and shared use of communal bike lockers, communal laundry and green spaces.

A permanent on site guardian ensures that the extensive garden and common areas are well kept throughout the year and there is a lift in the residence.

The property is covered by the copropriété rules.













