COLDWELL BANKER
EUROPA REALTY

Apartment Chamonix-Mont-Blanc 168 m²



SALE PRICE : 1 950 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITY

185 avenue Michel Croz
France, 74400, Chamonix-Mont-

Blanc

PHONE : +33456123262
lacledescimes@coldwellbanker.fr

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DESCRIPTION

In the heart of the highly sought-after Les Praz area in Chamonix, this rare property offers a privileged living environment facing the Mont Blanc massif, within an intimate co-ownership of only two units.

With a generous surface area of approximately 168 m² of living space (220 m² in total), this property is offered as a raw shell, giving you complete freedom to design and create a unique interior tailored to your preferences.

Spread over three levels, it features a beautiful living space at garden level, ideal for an open-plan kitchen leading onto a spacious and welcoming living area with direct access to the terrace and garden and a bedroom.

The upper floor offers generous volumes, allowing for the creation of a comfortable sleeping area with, for example, four bedrooms and two bathrooms. The fully tanked basement of approximately 51 m² provides numerous possibilities: wellness area, games room, wine cellar, or storage space.

Most rooms, as well as the outdoor areas, benefit from exceptional views of the Mont Blanc massif, enhancing the unique character of this property.

This project, part of a high-quality new build carried out by local companies, will appeal to buyers looking for a customizable property in an outstanding setting.

A covered private parking space completes the property.

Very low co-ownership charges (building insurance only).

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FEATURES

Property type:	Apartment	Area:	168.0 m²	Number of units:	3
Number of rooms:	5 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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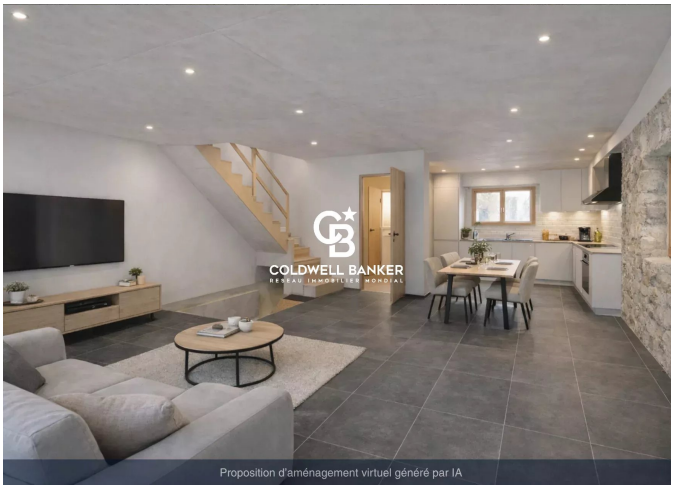

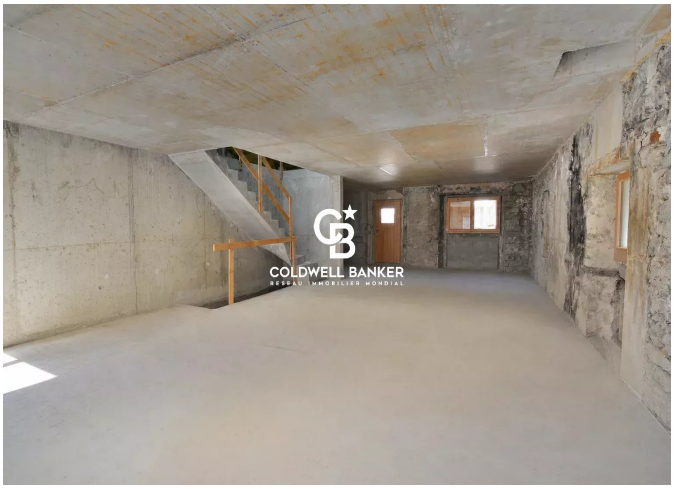

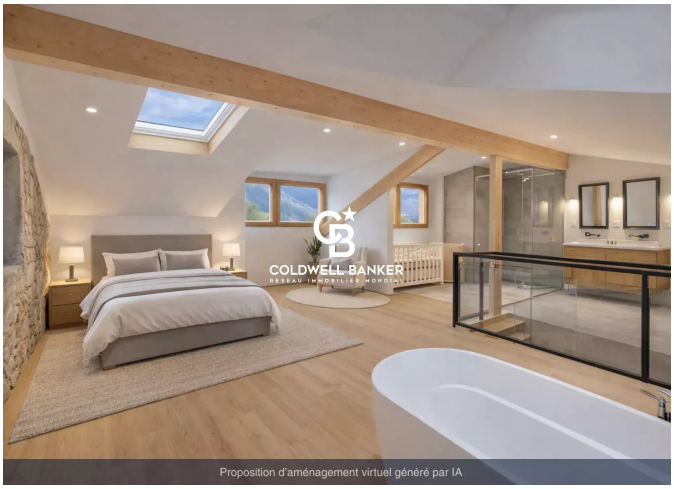



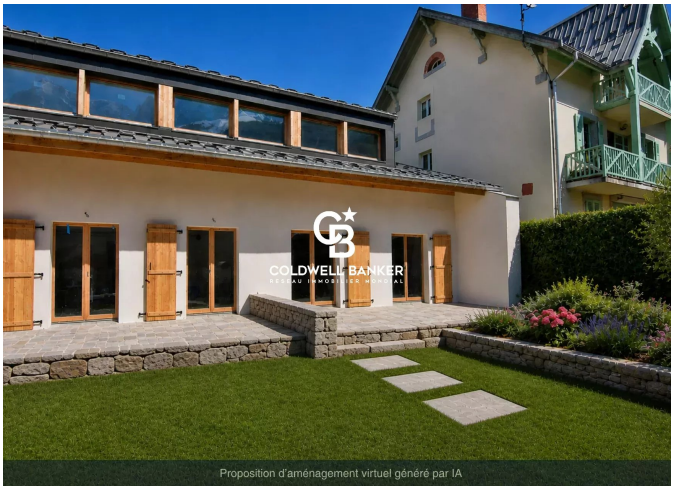

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