COLDWELL BANKER
EUROPA REALTY

Apartment Chamonix-Mont-Blanc 59 m²



SALE PRICE : 737 000 €

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

Blanc

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DESCRIPTION

In Chamonix-Mont-Blanc, just a few steps from the town centre and at the foot of the Aiguille du Midi cable car, discover this beautiful 59 m² two-bedroom apartment located within the prestigious 5-star tourist residence Le Cristal de Jade.

Benefiting from an exceptional location and stunning views of the Brévent and the Aiguilles Rouges mountain range, this second-floor apartment stands out for the quality of its finishes, its generous proportions and its impressive ceiling height with exposed wooden beams.

The apartment comprises an entrance hall with storage space, a bathroom, two bedrooms with built-in wardrobes, including a master bedroom with its own private shower room, as well as a bright living area with a fully equipped kitchen, dining area and lounge. The living space opens onto a pleasant terrace offering panoramic views of the Aiguilles Rouges mountain range.

The apartment is sold fully furnished and equipped, ready to use. You can choose between three occupancy options, allowing you to enjoy your apartment for between 2 and 10 weeks per year, in both summer and winter, with additional opportunities to use the property during the shoulder seasons. You will also benefit from additional rental income.

The Le Cristal de Jade residence is distinguished by its elegant architecture inspired by traditional Alpine chalets and its prime location in the heart of Chamonix. Residents benefit from a range of high-end facilities, including a vast 1,000 m² wellness area with an indoor swimming pool, jacuzzi, sauna, steam room, fitness room and spa.

The apartment also comes with several additional features: a private underground parking space, a cellar and a ski locker.

The residence offers a comprehensive range of services and premium facilities, allowing you to fully enjoy your apartment in an exceptional setting while benefiting from a level of service comparable to that of a high-end hotel.

The condominium charges are included in the management agreement for the tourist residence. For information purposes, the charges amount to approximately €162 per month, covering the maintenance of the communal areas, heating, and hot and cold water consumption.

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FEATURES

Property type:	Apartment	Area:	59.19 m²	Elevator:	Oui
Number of units:	52	Property tax:	€525.00	Number of rooms:	3 rooms
Number of bedrooms:	2 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): C 129

Greenhouse gas emissions (GHG) index: C 25

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