COLDWELL BANKER
EUROPA REALTY

Apartment Combloux 100 m²



SALE PRICE : 550 000 €

EMAIL : LIMO@COLDWELLBANKER.FR

45 Rue de la Republique
France, 74700, Sallanches

PHONE : +33456123262
limo@coldwellbanker.fr

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DESCRIPTION

Were you dreaming of a 180° panoramic view of the Aravis, Fiz, and Mont-Blanc mountain ranges? Then get ready to enjoy it from the two balconies of this beautiful triplex apartment located in Combloux. This 4-room apartment offers a total surface area of 100.47 m² (Carrez law: 74.85 m²).

The residence, built in 2006 in the style of a traditional Savoyard chalet, consists of only four apartments and offers high-end amenities.

The apartment is laid out as follows:

On the 1st level: a living room with open kitchen, a fireplace area, and a balcony.

On the 2nd half-level: two bedrooms (one with a built-in wardrobe), a bathroom, and a separate toilet.

On the 3rd half-level: a master bedroom with en-suite bathroom, toilet, and dressing room.

From this master bedroom, there is direct access to a large attic space of approximately 23 m² (ceiling height below 1.80 m throughout).

Bonus: An additional bedroom can easily be created by dividing the master bedroom into two separate rooms.

The village center and its shops are a 7-minute walk away, and the Biotope lake is just 5 minutes on foot.

The apartment is sold with an underground parking space, a cellar, and a ski locker.

Self-managed condominium – Annual charges of approximately €1,500 cover: building insurance, maintenance (green areas, snow removal, etc.), and cold water consumption.

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FEATURES

Property type:	Apartment	Area:	100.47 m²	Number of units:	4
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	3 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): D 217

Greenhouse gas emissions (GHG) index: B 8

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