COLDWELL BANKER
EUROPA REALTY

Apartment Les Houches 40 m²



SALE PRICE : 440 000 €

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

Blanc

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lacledescimes@coldwellbanker.fr

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DESCRIPTION

Located in the heart of Les Houches, this pleasant 2-bedroom apartment offers approximately 81 m² of total floor area (40 m² under the Carrez Law) and enjoys a prime location, within immediate reach of shops, public transport and ski lifts.

Facing due south, the apartment benefits from plenty of natural light and open views towards part of the Aiguilles de Chamonix.

The property comprises an entrance hall, a bright living room opening onto a south-facing balcony, two bedrooms also accessible from the balcony, and a shower room with WC opening onto a north-west-facing balcony.

For buyers looking for a turnkey property, a renovation option is available. A new fully equipped kitchen can be installed and the shower room renovated for an additional budget of €15,000.

Two parking options are available at an additional cost:

Closed garage: €15,000
Outdoor parking space: €7,000

Low condominium charges, mainly covering the building insurance.

An ideal apartment for enjoying Chamonix and Les Houches, whether as a primary or secondary residence.

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FEATURES

Property type:	Apartment	Area:	40.04 m²	Number of units:	5
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): F 475

Greenhouse gas emissions (GHG) index: C 19

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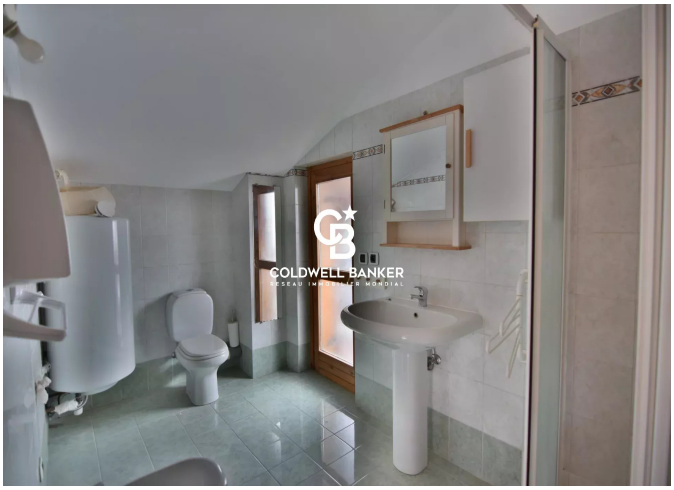
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