COLDWELL BANKER
EUROPA REALTY

Apartment Les Houches 73 m²



SALE PRICE : 575 000 €

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

Blanc

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DESCRIPTION

Ideally located at the foot of the Prarion ski slopes, this beautiful 73.82 m² dual-aspect apartment (including 53.20 m² Carrez law), renovated in 2013, boasts an exceptional location and setting. Situated on the 2nd and top floor of a small residence, it features a west-facing entrance leading to a large covered terrace, a fully equipped open-plan kitchen opening onto a lovely living area extended by a south-east-facing balcony, and three bedrooms.

Additional features:

A cellar (cave)

A ski locker

A closed garage (lock-up garage)

Close to all amenities, it also offers breathtaking, unobstructed views of the Mont-Blanc mountain range.

Note on building fees: The €145/month service charges include: maintenance of green spaces and common areas, property management fees (syndic), and the Alur law reserve fund (fonds de travaux).

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FEATURES

Property type:	Apartment	Area:	73.82 m²	Number of units:	32
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): E 370

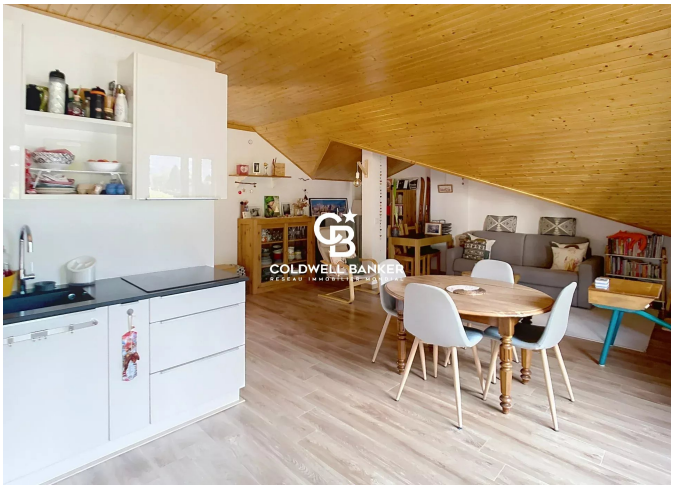
Greenhouse gas emissions (GHG) index: C 12

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