COLDWELL BANKER
EUROPA REALTY

Apartment Megève 40 m²



SALE PRICE : 470 000 €

EMAIL : LIMO@COLDWELLBANKER.FR

45 Rue de la Republique
France, 74700, Sallanches

PHONE : +33456123262
limo@coldwellbanker.fr

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DESCRIPTION

Exceptional location in the centre of the Village
Just 250 m from the entrance to the pedestrianised centre, this magnificent 2 room flat of 40.30 m² (loi carrez) with balcony and high quality fixtures and fittings will enable you to enjoy Megève in all seasons.
"The Chamois" ski-lift is 500 m away, the "Jaillet" ski-lift 600 m away and the Palais des Sports 400 m away.

The south-south/west facing aspect provides excellent sunshine all year round.
It comprises: a living room with open-plan kitchen and balcony, a shower room, a bedroom with cupboard and a separate WC.
It is sold with a garage.
The charges include: building maintenance (green areas, snow removal, etc.), cold water consumption and communal frost-free heating.

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FEATURES

Property type:	Apartment	Area:	40.3 m²	Elevator:	Oui
Property tax:	€923.00	Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom

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 160

Greenhouse gas emissions (GHG) index: A 5

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