COLDWELL BANKER
EUROPA REALTY

Apartment Megève 64 m²



SALE PRICE : 790 000 €

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45 Rue de la Republique
France, 74700, Sallanches

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limo@coldwellbanker.fr

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DESCRIPTION

MEGEVE - ROCHEBRUNE
Located in a quiet, rural neighbourhood of Megève, this magnificent two-bedroom flat of 64.38 m² (Carrez area) on the ground floor (with a 29.00 m² terrace), fully renovated to a high standard, enjoys excellent sunlight all year round thanks to its south-south-west facing position.

There is an unobstructed 180° view of the Rochebrune massif, Mont Charvin and the Monts du Villards.
A “ski bus” stop, situated at the foot of the residence, allows you to easily reach the ski area (Rochebrune cable car departure point) and the village centre.

It comprises: an entrance hall with cupboard, a separate toilet, a bedroom with en-suite bathroom, a bedroom with en-suite shower room, and a large living-dining room with open-plan kitchen opening onto the terrace and garden.

It is sold with a garage, two cellars and two ski lockers.

The service charges of €280 per month include: building insurance, property management fees, building maintenance (grounds, snow clearance, etc.), hot and cold water consumption, and frost protection.

Translated with DeepL.com (free version)

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FEATURES

Property type:	Apartment	Area:	64.38 m²	Number of units:	47
Property tax:	€1.00	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): D 239

Greenhouse gas emissions (GHG) index: B 9

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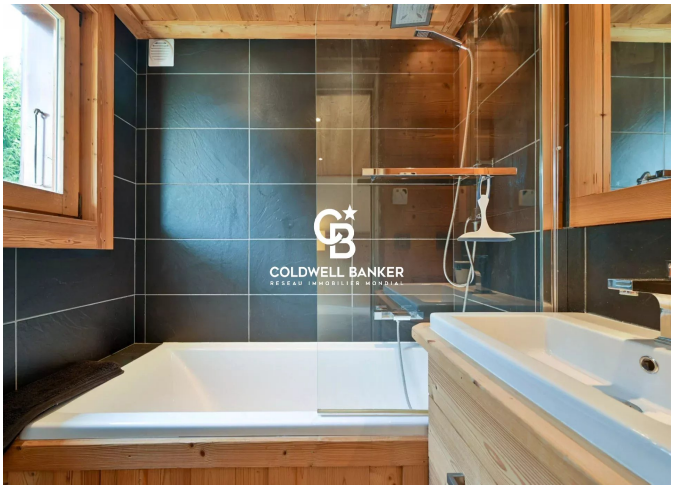



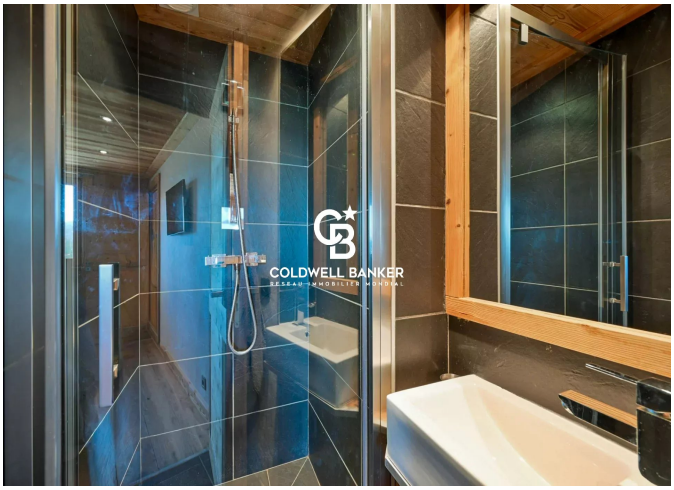



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