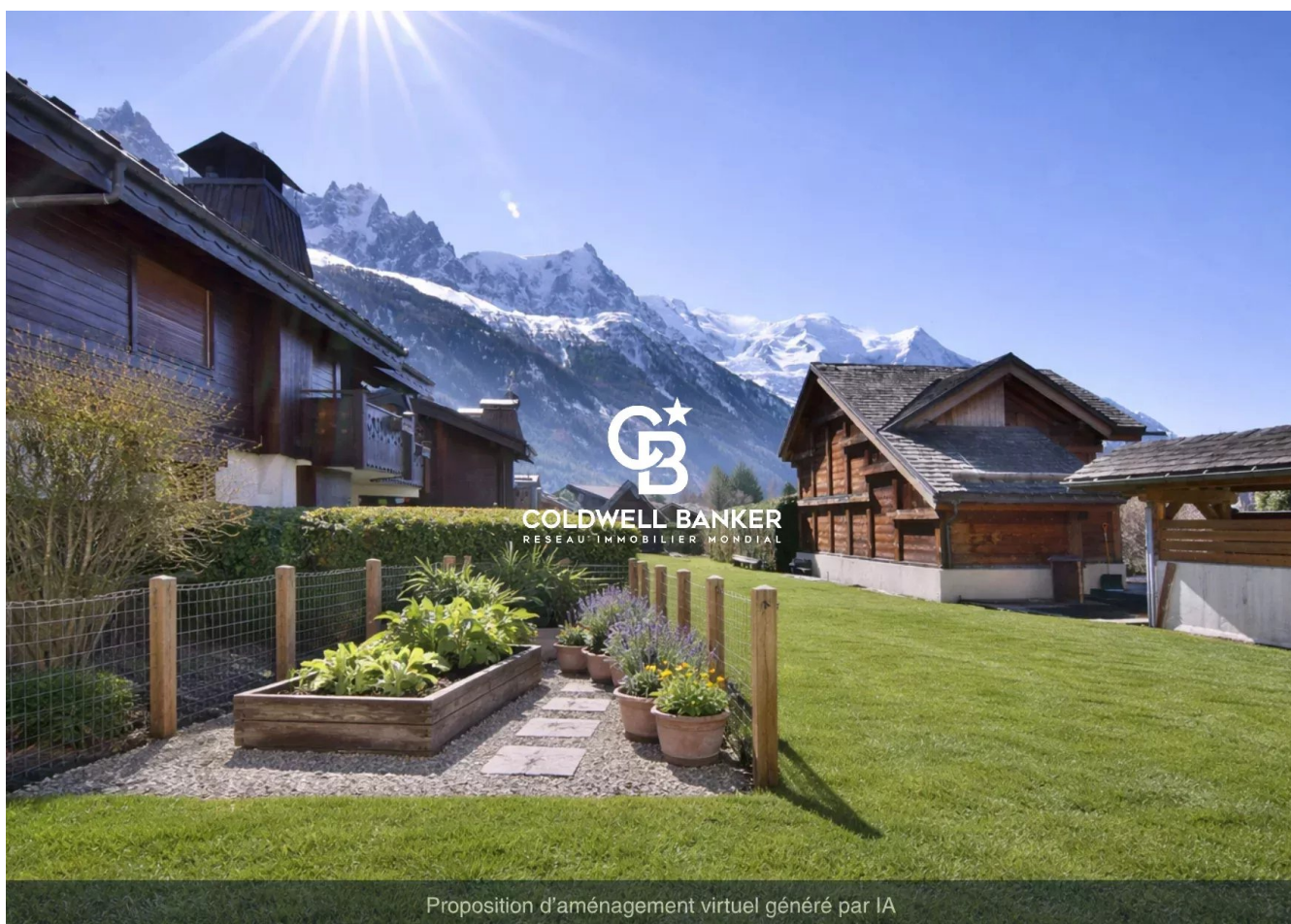


Appartement Chamonix-Mont-Blanc 168 m²



PRIX DE VENTE : 1 950 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITÉ

Blanc



lacledescimes@coldwellbanker.fr



DESCRIPTION

In the heart of the highly sought-after Les Praz area in Chamonix, this rare property offers a privileged living environment facing the Mont Blanc massif, within an intimate co-ownership of only two units.

With a generous surface area of approximately 168 m² of living space (220 m² in total), this property is offered as a raw shell, giving you complete freedom to design and create a unique interior tailored to your preferences.

Spread over three levels, it features a beautiful living space at garden level, ideal for an open-plan kitchen leading onto a spacious and welcoming living area with direct access to the terrace and garden and a bedroom.

The upper floor offers generous volumes, allowing for the creation of a comfortable sleeping area with, for example, four bedrooms and two bathrooms. The fully tanked basement of approximately 51 m² provides numerous possibilities: wellness area, games room, wine cellar, or storage space.

Most rooms, as well as the outdoor areas, benefit from exceptional views of the Mont Blanc massif, enhancing the unique character of this property.

This project, part of a high-quality new build carried out by local companies, will appeal to buyers looking for a customizable property in an outstanding setting.

A covered private parking space completes the property.

Very low co-ownership charges (building insurance only).

Blanc



lacledescimes@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	168.0 m ²	Nombre de lots :	3
NB de pièces :	5 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

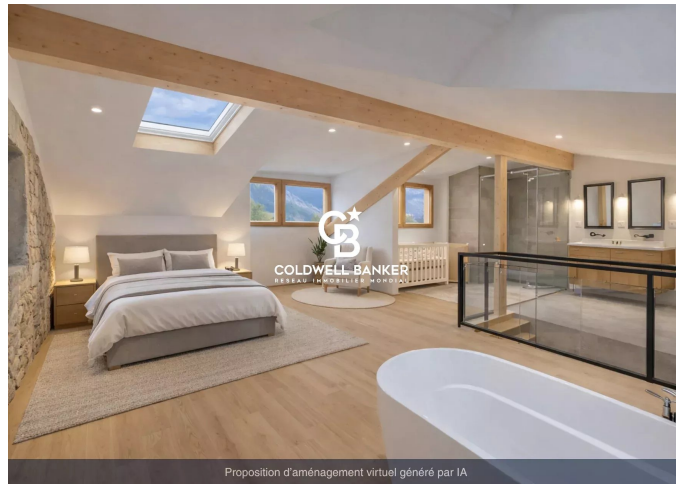
Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1

Blanc



lacledescimes@coldwellbanker.fr



Blanc



lacledescimes@coldwellbanker.fr