

Appartement Chamonix-Mont-Blanc 50 m<sup>2</sup>

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PRIX DE VENTE : 650 000 €

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EXCLUSIVITÉ

Blanc



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## DESCRIPTION

In a sought-after residence on the Brévent hillside, a prime location of Chamonix, a stone throw away from the ski lifts and the town center, discover this pretty one-bedroom apartment measuring 50.28m<sup>2</sup> (49.1m<sup>2</sup> Carrez law).

Corner flat located on the 6th and top floor, offering a peaceful setting from which to enjoy views of Mont Blanc to the south and, from the west-facing balcony, views of Le Brévent.

Recently renovated, all you need to do is add your own personal touch before making it your primary or secondary home. This property will make an excellent rental investment.

The apartment comprises an entrance hall with cupboards, opening onto the separated kitchen, the living room; and a corridor leading to the shower room, a separated toilet, and the bedroom. A balcony is accessible from both the bedroom and the living room.

Finally, a ski locker, a cellar and an outdoor parking space complete this property.

Service charges of approximately €215 per month, including: property management fees, building insurance, heating and hot water (with individual meters), lift, general communal charges, and the maintenance fund.

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## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	50.28 m <sup>2</sup>	Ascenseur :	Oui
Nombre de lots :	92	Taxe foncière :	€989.00	NB de pièces :	2 rooms
NB de chambres :	1 bedroom				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

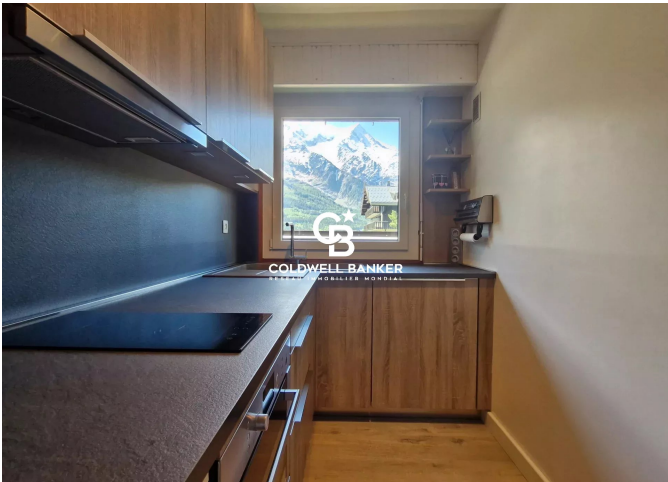
Diagnostic de performance énergétique (DPE) : D 214

Indice d'émission de gaz à effet de serre (GES) : D 45

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