

Appartement Chamonix-Mont-Blanc 63 m²



PRIX DE VENTE : 780 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITÉ

Blanc



lacledescimes@coldwellbanker.fr



DESCRIPTION

This apartment offers approximately 64 m² of living space (66 m² in total) and is located in the sought-after Argentière area of Chamonix-Mont-Blanc, within a highly desirable condominium residence.

Ideally situated, it is just two minutes from the Grands Montets ski lifts and within immediate proximity to the valley's cross-country ski trails, shops, and public transport.

Set in a peaceful environment with no overlooking neighbours and surrounded by greenery, the property enjoys magnificent views of the Mont Blanc massif and the Aiguille du Midi thanks to its west-facing exposure.

The apartment is arranged over three levels, offering a fluid layout and a clear separation between the living and sleeping areas. The bright and welcoming living area features impressive ceiling height and opens onto a west-facing balcony.

It includes a fully equipped open-plan kitchen with dining area, as well as a cosy lounge with a fireplace.

this property also benefits from a practical entrance hall, ideal for storage, leading to a first bedroom with a washbasin and separate toilet. Spread across different half-levels, the bedrooms provide privacy and comfort for each occupant. Each bedroom has its own shower room and toilet. A mezzanine overlooking the living room, with additional storage space, completes the property.

Additional features: One parking space in an underground garage and one outdoor parking space.

he condominium charges amount to approximately €513 per month and include general communal expenses, underfloor base heating, water, maintenance of the outdoor areas, and caretaker services.

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	63.92 m ²	Nombre de lots :	48
Taxe foncière :	€1.00	NB de pièces :	4 rooms	NB de chambres :	3 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) : E 330

Indice d'émission de gaz à effet de serre (GES) : C 12

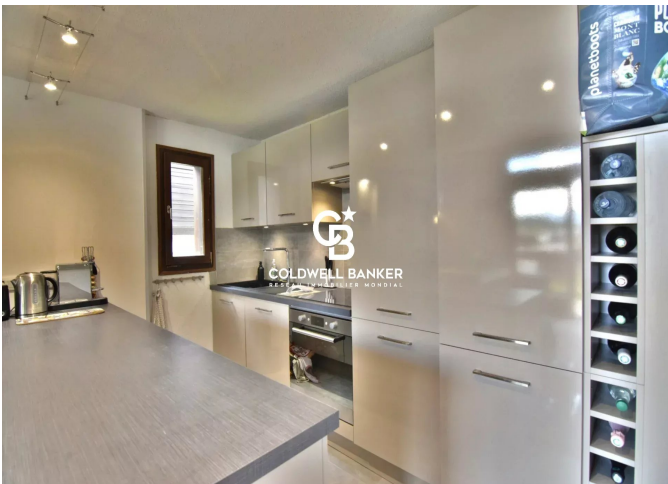
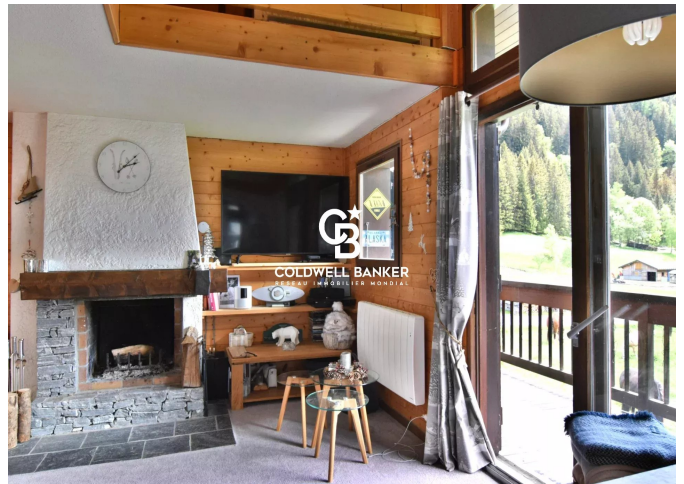
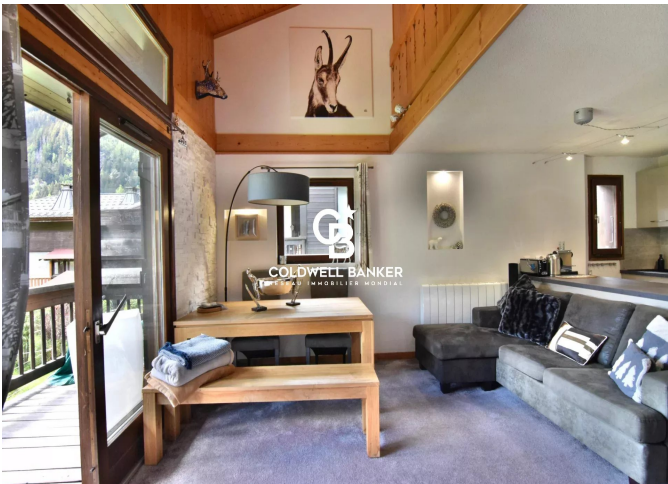
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