

Appartement Chamonix-Mont-Blanc 82 m²



PRIX DE VENTE : 680 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITÉ

Blanc



lacledescimes@coldwellbanker.fr

DESCRIPTION

This 82.71 m² apartment, located in Chamonix in the Les Pèlerins area, enjoys an ideal location: just 5 minutes from the town centre and a 5-minute walk from the Les Pèlerins shopping area (pharmacy, post office, hairdresser, Super U, etc.).

Set within a well-maintained condominium in a quiet environment, this garden-level property benefits from a dual south and east exposure, providing excellent natural light throughout the day.

The apartment comprises an entrance with storage, a spacious and welcoming living area featuring a bright lounge with a sitting area and fireplace, and a separate fully equipped kitchen with direct access to the terrace and the large shared garden of the residence.

The sleeping area offers two bedrooms, with the possibility of creating a third depending on your needs, as well as a bathroom with WC.

Thanks to its orientation, the property enjoys stunning views of the Aiguille du Midi and the Mont Blanc range.

The location is ideal for family life, with a school, nursery, and bus stop in immediate proximity.

Additional features include a private outdoor parking space, a closed garage, a large cellar, and four private spaces in the bicycle storage room.

Monthly service charges are approximately €375 and include property management fees, general charges, garage and lift maintenance, heating, and hot water. The roof of the residence has been recently renovated.

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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	82.71 m ²	Ascenseur :	Oui
Nombre de lots :	25	Taxe foncière :	€1.00	NB de pièces :	3 rooms
NB de chambres :	2 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 335

Indice d'émission de gaz à effet de serre (GES) : E 52

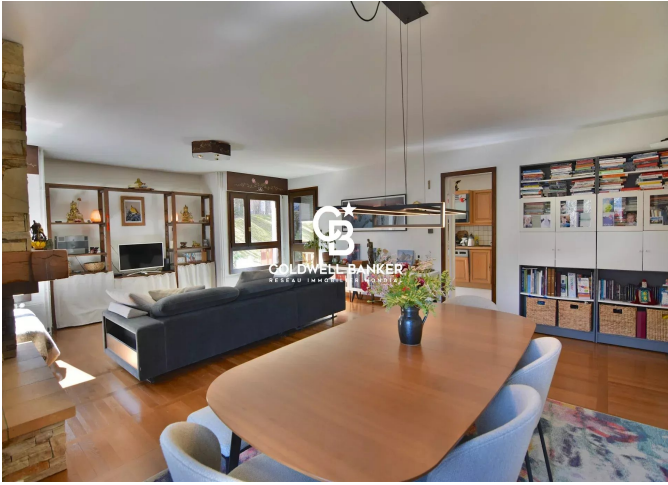
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