

Appartement Combloux 100 m<sup>2</sup>

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PRIX DE VENTE : 583 000 €

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## DESCRIPTION

Were you dreaming of a 180° panoramic view of the Aravis, Fiz, and Mont-Blanc mountain ranges? Then get ready to enjoy it from the two balconies of this beautiful triplex apartment located in Combloux. This 4-room apartment offers a total surface area of 100.47 m<sup>2</sup> (Carrez law: 74.85 m<sup>2</sup>).

The residence, built in 2006 in the style of a traditional Savoyard chalet, consists of only four apartments and offers high-end amenities.

The apartment is laid out as follows:

On the 1st level: a living room with open kitchen, a fireplace area, and a balcony.

On the 2nd half-level: two bedrooms (one with a built-in wardrobe), a bathroom, and a separate toilet.

On the 3rd half-level: a master bedroom with en-suite bathroom, toilet, and dressing room.

From this master bedroom, there is direct access to a large attic space of approximately 23 m<sup>2</sup> (ceiling height below 1.80 m throughout).

Bonus: An additional bedroom can easily be created by dividing the master bedroom into two separate rooms.

The village center and its shops are a 7-minute walk away, and the Biotope lake is just 5 minutes on foot.

The apartment is sold with an underground parking space, a cellar, and a ski locker.

Self-managed condominium – Annual charges of approximately €1,500 cover: building insurance, maintenance (green areas, snow removal, etc.), and cold water consumption.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	100.47 m <sup>2</sup>	Nombre de lots :	4
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](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 217

Indice d'émission de gaz à effet de serre (GES) : B 8



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