COLDWELL BANKER
EUROPA REALTY

Chamonix-Mont-Blanc 29 m²



SALE PRICE : 369 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITY

185 avenue Michel Croz
France, 74400, Chamonix-Mont-

Blanc

PHONE : +33456123262
lacledescimes@coldwellbanker.fr

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DESCRIPTION

Located in the heart of Chamonix, just a short walk from the SNCF train station, this 29.71 sqm commercial unit offers an excellent opportunity for a wide range of professional activities.

Situated on the ground floor of one of Chamonix's historic buildings (a former hotel converted into apartments and commercial premises), the property does not have a street-facing shopfront.

Access is via the building's elegant main entrance, featuring a spacious lobby and a beautiful period staircase. The premises currently comprise an entrance area, a utility room with WC and washbasin, and a bright main room enhanced by a loggia with large windows overlooking the outside.

The impressive ceiling height in the main room allows for the installation of a mezzanine, providing additional storage space. The property is sold with a private garage.

Paid public parking is available in the immediate vicinity.

Suitable for all business activities except food service and restaurants. Ideal as an office or workspace for a self-employed professional.

Monthly service charges: €86, including property management, building insurance, snow removal, and cold water.

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FEATURES

Property type:	Type de bien	Area:	29.71 m²	Number of units:	37
Property tax:	€764.00	Number of rooms:	2 rooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 149

Greenhouse gas emissions (GHG) index: A 5

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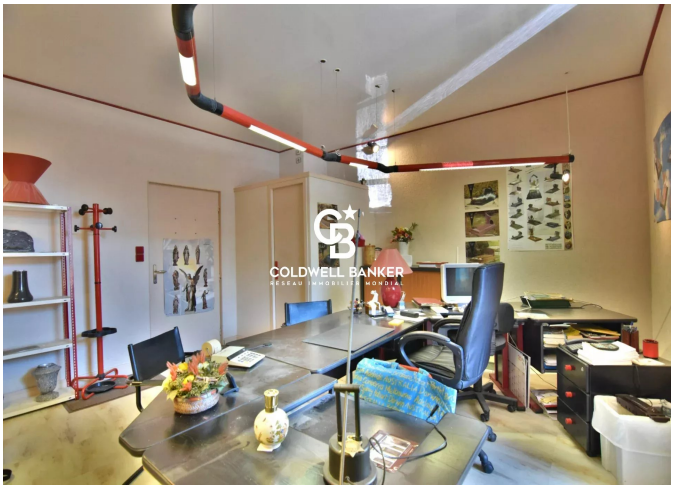

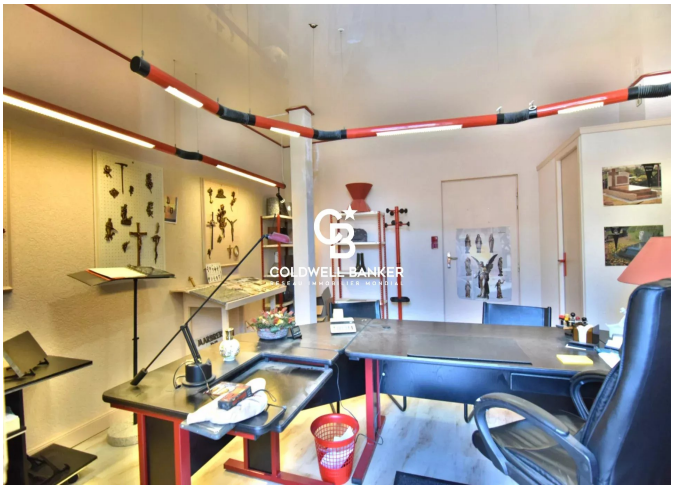









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