COLDWELL BANKER
EUROPA REALTY

House Chamonix-Mont-Blanc 97 m²



SALE PRICE : 936 000 €

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

Blanc

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DESCRIPTION

Located in Argentière, in close proximity to the renowned Grands Montets ski area, this semi-detached chalet, built in 1991, offers approximately 97.83 sq m of total floor area, including the garage, with 72.42 sq m of living space under the Carrez Law.

South / south-west facing, the property enjoys a privileged setting and lovely open views of the surrounding peaks, including magnificent views of the Mont-Blanc massif and the Aiguille des Drus.

The accommodation is arranged over two floors. On the ground floor, an entrance hall with built-in storage leads to a utility room, a WC with washbasin, and a separate kitchen. Beyond this, the bright living room features a fireplace and opens directly onto the terrace and garden, creating a particularly pleasant living space.

Upstairs, the sleeping area comprises three bedrooms. The first, north-facing, benefits from a dressing room. The other two, south-facing, open onto a shared balcony. This level also includes a bathroom, a shower room and a separate WC.

The chalet also benefits from a spacious garage with additional storage space, directly accessible from the property and also opening onto the garden.

The location is one of the property's key assets. Just around five minutes from the centre of Argentière, public transport and the ski lifts, it offers easy access to the village's shops and amenities while allowing residents to fully enjoy the many mountain activities available throughout the year.

The condominium fees are approximately €83 per month and include cold water, maintenance of the outdoor communal areas, snow clearing, ASL management fees and contributions to the ALUR works fund.

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FEATURES

Property type:	House	Area:	97.0 m²	Number of units:	9
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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): E 306

Greenhouse gas emissions (GHG) index: C 12

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