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# Chamois Blanc

**Chamonix, Chamonix & Vallée, Mont Blanc**

**255 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	255 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	27.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	639.00 Euros
<b>Number of lots</b>	169
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (340)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

One bed apartment ideally situated on the first floor of the Chamois Blanc residence in the centre of Chamonix, near to all amenities. The Aiguille du Midi cable car is a mere 100 metres away and there is a bus stop opposite, giving you the option to explore the valley via public transport, if desired, allowing you to leave your car in the residence's underground car park and explore the beautiful Chamonix valley, whether on skis in winter or on foot in the summer. The local train service, which is free with a tourist card, is also a short walk away.

The residence has proven to be very popular for buyers looking to purchase apartments for both short and long term rental investments. The building is serviced by a lift and enjoys a communal garden area, plus the added bonus of a ski rental shop on the ground floor of the residence.

The apartment comprises thus:

Entrance, WC, bathroom, galley kitchen opening onto a lounge and dining room with access to small south-west facing balcony, bedroom.

The apartment is sold with the private use of a storage cupboard and ski locker, and shared use of a bike lock-up and underground parking

The property is covered by the copropriété rules.













