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Les Balcons

Servoz, Chamonix & Vallée, Mont Blanc

470 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	470 000 Euros
Status	SOLD
Last updated	13/12/2023
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Servoz
Bedrooms	3
Bathrooms	1
Floor area	66.7 m ²
Heating	Electric radiators
Nearest skiing	7.4 km
Nearest shops	450 m
Drainage	Mains drains
Annual charges	4500.00 Euros
Number of lots	291
Procédure en cours	No
Energy efficiency rating	E (354)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

Properties like Les Balcons don't come around very often. Formerly two separate units, they have been combined to create a lovely living space over two levels. There are windows on all four sides allowing the Servoz sun to pour in all day long.

Balconies overlooking Mont Blanc and the Fiz ensure some of the best views in the area, and the residence benefits from gorgeous communal grounds, in a calm, sunny and peaceful setting.

Located on the second floor, the apartment is comprised thus:
shared entrance hall, hallway leading on to two bedrooms with private access to north-west facing balcony looking over the Fiz mountain range and enjoying evening sunshine, third bedroom with velux, WC with washer and dryer, two integrated storage cupboards, leading through to spacious open-plan living / dining / kitchen area, with double south-facing balcony looking out over the communal gardens and the Mont Blanc massif. The open-plan living area enjoys high ceilings with exposed wooden eaves and beams. On the upper level are two mezzanine areas and a shower room.

The apartment has been optimised to fit as much storage in as possible, and is sold with two spacious caves (one a double size).

There are two outdoor parking spaces that come with the apartment, though not allocated there is always space.

New public transport timetables are being put in place to make travel to and from Chamonix more accessible

The property is covered by the copropriété rules.













