

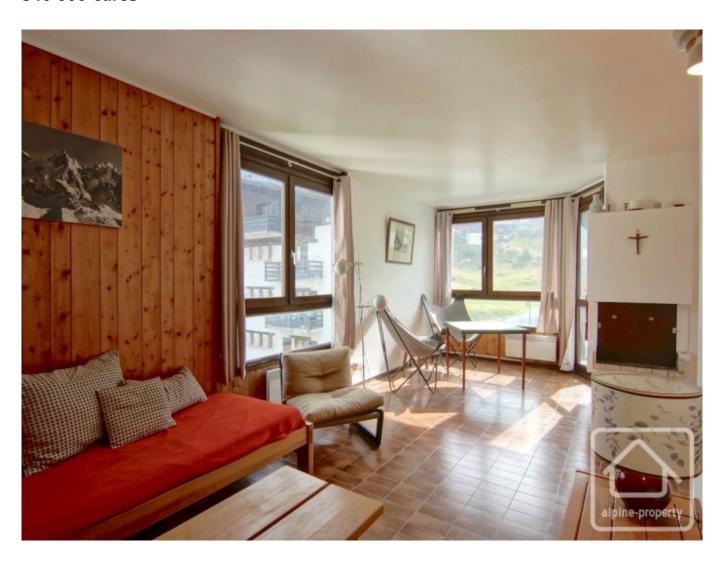
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## **Appt. Prarion**

Les Houches, Chamonix & Vallée, Mont Blanc

540 000 €uros



## **Contact**

Contact Claire Williams about this property.

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## **Key Features**

Price 540 000 €uros Status UNDER CONTRACT

Last updated 25/03/2024 Area Mont Blanc

**Location** Chamonix & Vallée

Village Les Houches

Bedrooms4Bathrooms2Floor area83 m²

**Heating** Electric radiators

ChimneyOpen fireNearest skiing50 mNearest shops50 mGarageSingle

DrainageMains drainsAnnual charges3800.00 €uros

Number of lots 462
Procédure en cours No
Energy efficiency rating F (424)
CO2 emissions A (4)

**Agency fees** Paid by the seller

## **Property Description**

A large sunny three bedroom apartment with lots of big windows located and triple exposition (east, south and west) on the third floor of a well maintained residence with a lift and an onsite guardian.

Apartment Prarion boasts great views from the two separate balconies and lots of potential to create a lovely home. A further skiers' room on the next floor up offers the opportunity for additional sleeping or office space.

The picturesque lac de Chavants with its great little café, woodland walking trail, climbing, children's play area and tennis courts is right next to the residence.

The apartment comprises thus:

Entrance, lounge and dining room with wood burner opening onto a balcony overlooking the Prarion ski slopes, kitchen, larder, two separate toilets, bathroom, three bedrooms, one of which opens onto a second balcony, second kitchenette.

A separate skier's room on the upper floor provides additional sleeping or office space.

In annexe two large caves, a garage, a covered parking space and an open air parking space.

The property is covered by the copropriété rules.







