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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. Maison des Bois

Manigod, Manigod, Aravis

230 000 €uros



Contact

Contact **Steve Elsdon** about this property.

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Key Features

Price	230 000 Euros
Status	SOLD
Last updated	10/02/2020
Area	Aravis
Location	Manigod
Village	Manigod
Bedrooms	2
Bathrooms	1
Floor area	48.9 m ²
Heating	Electric radiators
Nearest skiing	400 m
Nearest shops	8 km
Drainage	Mains drains
Taxe foncière	384.00 Euros
Annual charges	1538.50 Euros
Number of lots	2
Procédure en cours	No
Energy efficiency rating	D (244)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Recently reduced in price for a quick sale. This well maintained and perfectly situated 2 bed apartment is in a block of 6 apartments opposite the pistes of Croix Fry linking into the entire La Clusaz ski area with excellent panoramic views from the balcony across the ski area to Mont Blanc in the distance.

The apartment is on the 2nd floor with the lounge/dining room, kitchen and bathroom on the lower level and the 2 bedrooms on the upper level. The floor area is 35,22m² Loi Carrez and 13,66m² under 1.80m. The living level has under floor heating. The apartment also comes with a ski locker and storage cave. The apartment could be sold with furniture as an extra, if desired.

The building has a code operated security barrier and plenty of parking in front.

The apartment is currently rented out and generates an annual revenue of approximately €9500 - €10,000.

The property is covered by the copropriété rules.









