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Appt. Champraz

Les Praz, Chamonix & Vallée, Mont Blanc

315 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	315 000 Euros
Status	SOLD
Last updated	06/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Praz
Bedrooms	1
Bathrooms	1
Floor area	29 m²
Heating	Combined system
Ski access	Ski bus
Nearest skiing	1.4 km
Nearest shops	1 km
Garage	Single
Drainage	Mains drains
Taxe foncière	800.00 Euros
Annual charges	1400.00 Euros
Number of lots	278
Procédure en cours	No
Energy efficiency rating	E (349)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

Located in the picturesque Champraz residence next to a small lake, there's a choice of two river paths to connect easily with Chamonix centre (20 minutes by foot). Apartment Champraz is ideally located for all your mountain activities - La Flégère ski area is on your doorstep, numerous hiking, trail running and mountain biking routes are nearby, not forgetting the golf course. The nearest bus stop is a 3 minute walk (free navettes to the ski lift operate in winter from the end of the lane), and the Les Praz train station is on hand to take you up or down the valley.

The sunny village of Les Praz benefits from its own identity whilst being close to Chamonix centre. Numerous restaurants and bars are walking distance from the apartment, as well as a local shop.

The Champraz II is a well maintained residence comprising 5 chalets housing multiple apartments. Beautiful communal gardens are looked after by the resident guardian, and there are laundry facilities on-site available for residents and their guests. The underground garage has direct access to the buildings and ski lockers, and all floors are serviced by a lift.

Apartment Champraz is on the first floor and was renovated in 2016 by the current owners, when a new kitchen, flooring, plastering, paintwork, and bathroom unit and floor and wall tiles were installed.

It is comprised thus : entrance, bedroom, bathroom, separate WC, open-plan kitchen/diner/living area with double doors opening on to the 4.7m2 balcony overlooking the Brévent. Access by stairs and lift.

The apartment is sold with a private ski locker and covered parking space in the basement.

Whether looking to enjoy it yourself, or as a rental investment, we cannot recommend the location enough.

The property is covered by the copropriété rules.



















