

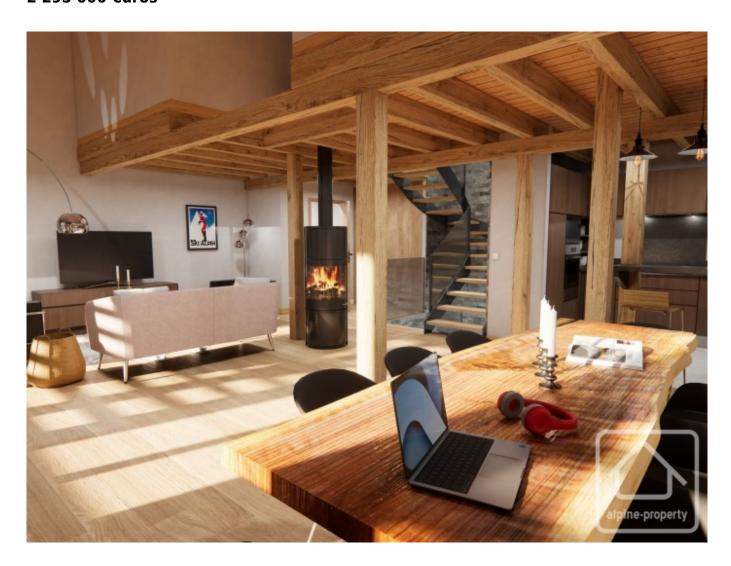
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384 Email: info@alpine-property.com Web: www.alpine-property.com

Ferme de la Chapelle A

Chamonix, Chamonix & Vallée, Mont Blanc

2 295 000 €uros



Contact

Contact Manu Maclean about this property.

Tel: +33 6 02 50 75 03

Email: manu@alpine-property.com

Key Features

Price 2 295 000 €uros

StatusFOR SALELast updated06/05/2024AreaMont Blanc

Location Chamonix & Vallée

Village Chamonix

Bedrooms 4
Bathrooms 4

Floor area 135.7 m²

Heating Underfloor heating **Chimney** Wood burning stove

Nearest skiing100 mNearest shops100 mGarageSingle

Drainage Mains drains

Energy efficiency rating TBC **CO2 emissions** TBC

Agency fees Paid by the seller

Property Description

Appartement no:1 is a spacious four bedroom triplex apartment in the sought after village of Les Praz. The full renovation project is being carried out by renowned local architect Chevallier, whose design places emphasis on maintaining the charm of this authentic ferme du pays, which is typical of the Chamonix valley.

Clever use of space and light will accentuate the wonderful features and create harmony between traditional and modern techniques, whilst optimising the beautiful Mont Blanc views.

The wellness suite in the basement is a welcome addition and allows for some much needed relaxation after a long day on the slopes. The jacuzzi in the garden provides a further spot from which to relax and take in the beautiful views of the Aiguille des Drus.

Whether in winter or summer, there are plenty of activites on the doorstep, including golf, numerous walking and biking trails in addition to the Flégère ski lift. There is a bus stop directly opposite, the little red train stops five minutes' walk away, whilst Chamonix town is only a five minute drive.

The village of Les Praz itself has local shops, a tabac, a post office, two bars and restaurants and ski and bike hire shops.

The apartment comprises thus:

Lower floor: Garage, entrance hall, ski room/ cloak room, wellness suite with sauna, guest toilet, two ensuite double bedrooms with access to the south-facing garden.

First floor: Open plan kitchen and lounge area (39,65m2) with a wood burner and direct access to the south-facing balcony.

Upper floor: Two double bedrooms, both ensuite.

Exterior: garden and jacuzzi, exterior parking space.

Delivery is scheduled for winter 2024/2025.























