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# Chamois D'Or

**Chamonix, Chamonix & Vallée, Mont Blanc**

**280 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	280 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	18/03/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	26.4 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	2000.00 Euros
<b>Number of lots</b>	169
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (469)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

It's all about the location and views for this light and sunny one bed apartment situated on the fourth floor of the Chamois Blanc residence in the centre of Chamonix. The Aiguille du Midi cable car is 100 metres away and there is a bus stop opposite, giving you the option to explore the beautiful Chamonix valley via public transport with ease. The local train service, which is free with a tourist card, is also a short walk away and a selection of shops, restaurants and bars are also all within easy reach.

The residence has proven to be very popular for buyers looking to purchase apartments as investment properties for both short and long term rental. The building is serviced by a lift, and enjoys a communal garden area, with the added bonus of a ski rental shop on the ground floor of the residence.

A table and chairs on the balcony offer al fresco dining and is a great vantage point from which to take in the spectacular views.

Apartment Chamois d'Or is a corner apartment, so there are only neighbours to one side.

Access to both a private ski locker and a storage cellar come with the sale, as well as shared access to the residence's underground parking and communal bike storage.

The apartment comprises thus:

Entrance, storage cupboards, separate WC, bathroom with bath and washing machine, galley kitchen opening onto a lounge and dining room with access to a south-east facing balcony and a feature oval window with views to the east, bedroom with views of Mont Blanc.

The property is covered by the copropriété rules.





















