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## Appt. Plein Sud

**Les Houches, Chamonix & Vallée, Mont Blanc**

**439 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	439 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	57.6 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.8 km
<b>Nearest shops</b>	200 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	730.00 Euros
<b>Annual charges</b>	1800.00 Euros
<b>Number of lots</b>	90
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (315)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Plein Sud has been beautifully transformed by its current owner, creating a stylish and comfortable haven from which to enjoy the mountains.

A full renovation has recently been undertaken, additional sound and heat insulation has been added to the external and internal walls and ceilings, windows have been replaced, electrical installation and plumbing have been completely redone, as well as new flooring, plastering, bathrooms and kitchen.

The apartment is sold fully furnished and equipped with good quality brand products, including a washer/dryer, fully equipped kitchen, projector and screen, state of the art radiators that can be controlled remotely. The current owner has made every effort for this to be a comfortable and aesthetically designed property, be it for rental or personal use.

Situated on the north-east angle of the first floor, Appt. Plein Sud is a duplex apartment with fantastic views of the Drus and the Aiguille du Midi from the balcony, it comprises thus:

Entrance, WC, open-plan kitchen/dining area with access to balcony, open-plan living area with spiral staircase. On the upper level two double bedrooms, one with ensuite shower and sink, the other with ensuite bath and sink.

**The total surface area is 57.60m<sup>2</sup> and the Loi Carrez (above 1.8m in height) is 42.60m<sup>2</sup>.**

Currently used for short-term lets this property rents out at a competitive rate and is completely ready to go.

Private exterior parking space accessed via barrier and ski locker included in the sale.

The residence is well located close to shops, restaurants and public transport. The building is serviced by a lift and residents benefit from the use of an outdoor swimming pool from mid June to September 1st.

The total floor area is 55m<sup>2</sup>, with the official habitable surface at 46m<sup>2</sup>.

Please note that a new DPE energy rating is pending following the renovation, which is very likely to be improved from the current rating.

The property is covered by the copropriété rules.



































