

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. La Cordée

Chamonix, Chamonix & Vallée, Mont Blanc

1 049 000 €uros



Contact

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Key Features

Price 1 049 000 €uros

StatusFOR SALELast updated06/05/2024AreaMont Blanc

Location Chamonix & Vallée

Village Chamonix

Bedrooms2Bathrooms2Floor area80 m²

Heating Electric radiators

Ski accessSki busNearest skiing1 kmNearest shops850 mGarageSingle

Drainage Mains drains
Annual charges 4100.00 €uros

Number of lots 80
Procédure en cours No
Energy efficiency rating D (229)
CO2 emissions B (7)

Agency fees Paid by the seller

Property Description

Residence La Cordée is a prestigious residence of exclusive freehold apartments in the alpine resort of Chamonix-Mont-Blanc in the French Alps. Overlooking a picturesque lake and on to Mont Blanc beyond, this stylish complex complete with wellness centre and communal areas is located in the sought-after area of Les Praz, minutes from the Flégère ski area and close to the centre of Chamonix.

Owners and tenants of the residence benefit from the spacious and opulently designed common areas and wellness centre, with amenities including a generous swimming pool and jacuzzi with fantastic mountain views, sauna, gym, climbing wall, children's play area, snooker and table football tables, WIFI, lounge area with fire and a private outdoor area overlooking the lake. Numerous walks and bike trails are available on the doorstep.

An onsite concierge ensures that all facilities are maintained to the highest standard year round.

La Cordée 15 is a 79.9m2 light and spacious two bedroom apartment on the second floor, with large windows and a cathedral ceiling and an 11m2 balcony overlooking the majestic aiguille des Drus to the east.

Quality materials have been used in the renovation and this residence has proved very popular for both holiday and rental investment, with a strong rental return and very little low season owing to the popularity of Chamonix year round and the abundance of activities on offer.

The apartment comprises thus:

Entrance, bathroom with double sink and WC, two spacious double bedrooms (one ensuite), open plan kitchen/dining/living room with double height ceiling in the living room and large french windows leading onto a spacious balcony with ample space for al fresco dining.

The property comes with an underground parking space and a private cave.

Apartment la Cordée is currently rented out short term with a proven track record of a healthy net rental return, details of which are available on request.

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The property is covered by the copropriété rules.





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THE PLANS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY.























