

BARNES CHAMONIX - EXCLUSIVE - NEWLY RENOVATED 4 BEDROOM
APARTMENT - LES PRAZ - NEXT TO LIFTS



SELLING PRICE : 2 295 000 €

CONTACT : VIRGINIE RAVANEL - MOBILE PHONE
EMAIL : V.RAVANEL@BARNES-INTERNATIONAL.COM
EXCLUSIVE RIGHTS

30 QUAI D'ARVE, 74400 CHAMONIX-MONT-
BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM

DESCRIPTION

Apartment Ferme des Praz A. Ideally nestled in the heart of the village of Les Praz, this 135 m², 5-room triplex enjoys a perfect location just a few steps from the Flégère gondola and golf course, and only 5 minutes by car from the center of Chamonix.

Housed in a former farmhouse, the property comprises two apartments currently undergoing complete, top-of-the-range renovation. The ensemble harmoniously blends the authentic charm of a traditional farmhouse with the elegance of warm, modern interiors using noble materials.

Apartment A is laid out as follows:

On the garden level, there's a garage and outdoor parking space, an entrance hall with cloakroom/ski-room, a relaxation area with sauna, a separate toilet, and two en suite bedrooms with direct access to the south-facing garden. In addition, a jacuzzi offers a breathtaking view of the Drus and Mont Blanc.

The second floor features a magnificent living room with open-plan kitchen, wood-burning stove and access to the south-facing balcony.

On the upper floor, two en suite bedrooms complete the apartment.

Built by a renowned craftsman, this apartment is an ideal investment for rental or as a second home, with all amenities nearby.

An exceptional product, rare in this area, and a must-see.

Delivery winter 2024/5.

Please do not hesitate to contact our English speaking team at Barnes Chamonix for more information on +33(0)4 50 18 52 38

CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 136 m ²
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

30 QUAI D'ARVE, 74400 CHAMONIX-MONT-BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE - ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



30 QUAI D'ARVE, 74400 CHAMONIX-MONT-BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION
PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE