

BARNES CHAMONIX - EXCLUSIVE - LES PRAZ - LUXURY DUPLEX APARTMENT -  
NEXT TO THE PISTES



SELLING PRICE : 1 150 000 €

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EXCLUSIVE RIGHTS

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



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## DESCRIPTION

Appartement Ferme des Praz B. Ideally nestled in the heart of the village of Les Praz, this three-bedroom, 79 m<sup>2</sup> duplex offers 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.

This former country farmhouse comprises two properties that have been completely renovated to a high standard, combining the authentic charm of a traditional farmhouse with the elegance of contemporary, refined interiors featuring noble materials.

Apartment B comprises

Garden level: garage and outdoor parking space.

On the first floor, an entrance hall opens onto a spacious living room with an open-plan kitchen, a bedroom with en suite bathroom and access to the balcony, and a toilet.

On the upper floor, two bedrooms with en suite bathrooms, with the possibility of creating an office space on the landing.

Ideal for rental or as a second home, the apartment boasts breathtaking views of the Chapelle des Praz and the Aiguilles Rouges.

Delivery end 2024.

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 : Flat	Fees : -	Surface : 80 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	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 : -	

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NON-CONTRACTUAL INFORMATION

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