

## FOR SALE - Spacious 4 bedroom apartment Les Bossons Chamonix Mont Blanc



## INFORMATION

Town:	Chamonix-Mont-Blanc
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	109 m2
Outside Space:	15 m2



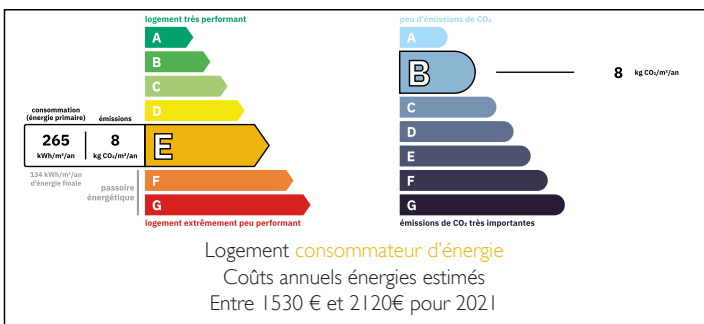
## IN BRIEF

Located in the Charming village of Les Bossons this newly renovated apartment has lots of potential. It could be an ideal family home or weekend getaway or would even suit someone looking for an investment rental project.

It has 4 bedrooms, an open plan living and kitchen area, 2 bathrooms, one of which is ensuite, a separate WC and shower, ski boot room with storage and even a wine cave. There is also a closed covered parking space and ample parking outside for visitors.

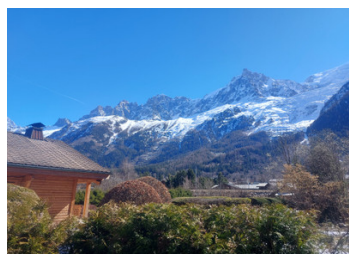
There is a small cabane in the garden, ideal for extra storage and keeping outdoor furniture. As well as a beautiful enclosed private terrace.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

One enters the apartment into an individual entrance area with ample space for coat and shoe storage.

Upon entering the apartment through the main front door into the living/dining and spacious open plan kitchen area. The room feels light and airy thanks to the large velux window but you also have the cosy feel that mountain properties have, thanks to the wood burner and wooden clad interior. There is also a guest bathroom on this level.

On the upstairs level of the apartment there is a well thought out child's bedroom and also a guest bedroom with mountain views. In addition there is an ample storage area tucked away under the eaves at the top of the stairs.

On the lower level of the apartment there is a big bedroom with an ensuite bathroom, separate shower and WC, laundry room, ski and storage room, wine cave and finally the biggest bedroom of all, which could also be turned into a gym or cinema room if desired.

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Co-owned building of 8 units  
Provisional annual charges: 2400€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1439 EUR**

**Taxe habitation: EUR**

## NOTES