



## Agence Immobilière Moderne

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# 650 000 €

Fees payable by the vendor

Ref.5637\_402

## Appartement

Chamonix centre ville

Duplex 4 pièces



Number of rooms:	3
Number of bedrooms:	2
Number of bathrooms:	1
Location:	Chamonix

Number of lots:	12
Surface area (loi carrez):	59.48 m <sup>2</sup>

### BOOKED

In a former hotel located in the city center, which will be completely renovated, we offer this 59.48 m<sup>2</sup> + 17.46 m<sup>2</sup> &lt; 1.80 m<sup>2</sup> apartment, sold as a bare floor\*.

Located on the 4th and 5th floors of the residence, this floor can be composed on the first level of a living room, a kitchen, a dining area, and a separate toilet. On the second level, two bedrooms and a bathroom.

In the annex, a cellar and a ski locker.

Ideal for investors!

### The residence:

A history spanning nearly 140 years



with and farrier, who e Vallot between parking the Belle 950s, then converted

over time into apartments.

2025 will mark the rebirth of this beautiful building.

The facade will be restored, preserving its original architecture, and a new roof will be installed in its original style.

The interior will be completely renovated, including the creation of an elevator, ski lockers, and cellars.\*

The L'Europe condominium includes 12 apartments from the 1st to 4th floors plus an attic.

On the ground floor, we find access to the upper floors and

three retail outlets not included in the development.

\*The apartments are sold as unfinished floors; the interior

design will be the responsibility of the buyer.

For further information, please contact us.

### DPE Not required

