# MORZINE

ref: charm ardent a

## Apartment Charm Ardent A


**108 Avenue de l'Aiguille du Midi**
**74400 CHAMONIX MONT-BLANC**

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### Financial Information

| | |
|---|---|
| Sale Price: | **€1,380,000** |
| Notaire Fees: | **€24,900** |

### Description

| | |
|---|---|
| Bedrooms: | **2** |
| Bathrooms: | **2** |
| Habitable Area: | **89m²** |
| Total Area: | **91m²** |
| Terrace: | **Yes** |

### Situation

| | |
|---|---|
| Proximity: | **This property is in Morzine Close to: Bus, Shops, Park, Ski slope & Supermarket** |

### Building Description

| | |
|---|---|
| Floor: | **Ground floor** |
| Heating: | **Heat pump** |
| Hot Water: | **-** |
| Facade: | **Concrete** |
| Year of construction: | **2028** |



### Additional Information

Charm'Ardent is an intimate development of just three apartments, situated in the hamlet of Ardent, Montriond, only 350 metres from the Ardent gondola and the Portes du Soleil ski area.

- New 3-bedroom garden apartment
- Just 350 metres from the Ardent gondola
- Living area with 4.5-metre ceilings and panoramic glazing
- Large south-east-facing garden and terrace
- Fireplace, high-quality finishes and energy-efficient heat pump heating





