

## Apartment Renard

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

### Financial Information

Sale Price:	<b>€740,000</b>
Notaire Fees:	<b>€56,700</b>
Service Charge:	<b>€2,593 pa</b>
Taxe Fonciere:	<b>€1,642</b>

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### Description

Bedrooms:	<b>3</b>
Bathrooms:	<b>2</b>
Habitable Area:	<b>84m<sup>2</sup></b>
Total Area:	<b>93m<sup>2</sup></b>
Terrace:	<b>Yes</b>
Cellar:	<b>Yes</b>

### Situation

Area:	<b>Les Bossons</b>
	<b>This property is in Chamonix-Mont-Blanc</b>
Proximity:	<b>Close to: Bus, Town centre, Shops, Ski slope &amp; Supermarket</b>

### Building Description

Floor:	<b>Ground floor</b>
Heating:	<b>Gas</b>
Hot Water:	<b>Communal</b>
Facade:	<b>Concrete</b>
Year of construction:	<b>1949</b>
Year of renovation:	<b>2015</b>



### Additional Information

Apartment Renard is on the ground floor of a beautifully restored Savoyard farmhouse. It comprises 3 bedrooms, 2 bathrooms, a bright and spacious kitchen, living and dining area as well as large garage and cave. The renovation has lovingly maintained original features such as exposed stonework, reclaimed doors and hand-excavated wine cellar that now serves as the third bedroom.

- A 3-bedroom, 2-bathroom apartment with private terrace
- Bright and modern renovation while maintaining charming traditional features
- Private garden, large garage and storage room, enough for multiple bikes, skis and mountain gear
- A meticulously restored wine cellar converted into a guest bedroom
- Energy rating C

