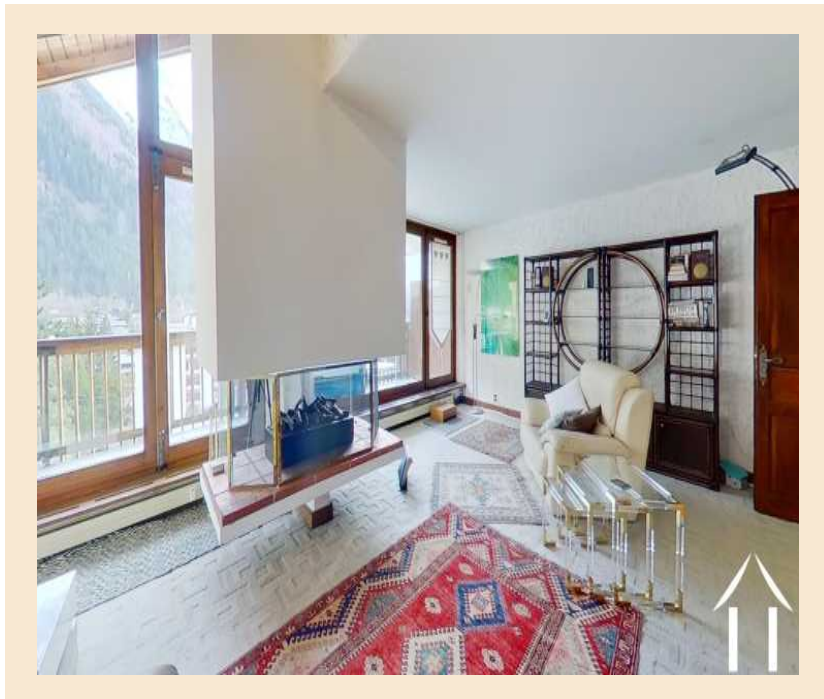


[Click to view MFH-BUR-C5014](#)

## Large, bright 2 bedrooms flat close to the town centre chamonix-mont-blanc

**Germigny L Exempt , Cher , Loire Valley**



# €1,750,000

inc. of agency fees

2 Beds    2 Baths    100.49 sqm

Large, bright 2 bedrooms flat close to the town centre chamonix-mont-blanc

### At a Glance

<b>Reference</b>	MFH-BUR-C5014	<b>Near to</b>	Germigny L Exempt	<b>Price</b>	€1,750,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	100.49 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Come and discover this magnificent 2 bedrooms duplex apartment of around 100 sqm on the top floor of a well-maintained condominium.

This spacious, bright and well-located flat boasts breathtaking views of Mont Blanc. It comprises a large cathedral-style living room, a separate kitchen, two bedrooms, a shower room, a bathroom, two separate WCs and two balconies. This flat has superb potential and, with a little renovation, could become a unique product!

You will also benefit from a double garage, a single garage, a covered outdoor parking space and a cellar.

**KEY POINTS:**

Apartment original build.

Close to all amenities

Development potential

Breathtaking views of Mont Blanc

Near skiing station

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€1,750,000

## Key Information

Internal Area:	100.49 sqm
Floor:	2
Property Features:	
• Energy Consumption:	326

## Location: Loire Valley



# Gallery



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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