

Maison Chamonix-Mont-Blanc 157 m²



PRIX DE VENTE : 2 100 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

Blanc



lacledescimes@coldwellbanker.fr



DESCRIPTION

Located in the sought-after area of Les Tines in Chamonix, this beautiful chalet offers a total surface area of 220 m². Built in 2002, it benefits from a southwest exposure, a pleasant 690 m² garden, and above all, breathtaking views of the Mont-Blanc massif. Its prime location provides quick access to the golf course, train station, and the Flégère ski slopes.

Spread over three levels, the chalet offers generous living spaces:

Ground floor: entrance hall, bright dining area open to the living room with fireplace and access to the terrace, fully equipped separate kitchen also opening to the outside, one bedroom, and two bathrooms with toilets.

Upper floor: a master suite with shower room and toilet, a bedroom with reading nook and under-eaves storage opening onto the balcony, a third bedroom with balcony, and an independent bathroom with shower, bathtub, and toilet.

Basement level (-1): laundry room, TV lounge, two additional bedrooms, large wine cellar, and a wellness area with sauna and shower room.

Additional feature: a spacious garage.

A warm and welcoming family chalet, ideally located between nature and amenities, offering an exceptional quality of life facing Mont-Blanc and right at the gateway to mountain activities.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	157.0 m ²	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 235

Indice d'émission de gaz à effet de serre (GES) : B 9

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