

Maison Chamonix-Mont-Blanc 377 m<sup>2</sup>

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PRIX DE VENTE : 4 600 000 €

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Blanc



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## DESCRIPTION

This prestigious 393 m<sup>2</sup> chalet (of which 377 m<sup>2</sup> are habitable) offers high-end amenities and breathtaking views of the Mont Blanc mountain range. Built over three levels, it is ideally located in Chamonix, in the Argentière area, just a short distance from the famous Grands Montets ski resort.

On the ground floor, the spacious entrance hall leads to three en-suite bedrooms, each with direct access to the south-facing terrace.

Climb the staircase to the first floor and discover a stunning living area. You'll be captivated by the vast open-plan space featuring a fully equipped kitchen and a large 60 m<sup>2</sup> terrace. From the lounge area, with its impressive vaulted ceilings, you can admire the exposed beams and enjoy panoramic views of the Mont Blanc range through the expansive picture windows. This level also includes a cozy TV room.

On the second and top floor, you'll find a bedroom with built-in storage and a bathroom, as well as a master suite with shower room, dressing area, and access to a balcony offering unobstructed mountain views.

The property also boasts a relaxation area with a large swimming pool and a sauna.

Additional features include a garage, a ski room, a technical room, and a laundry room.

Set on a spacious and sunny plot, this chalet perfectly combines luxury, alpine authenticity, and modern comfort.

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## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	377.0 m <sup>2</sup>	NB de pièces :	7 rooms
NB de chambres :	5 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

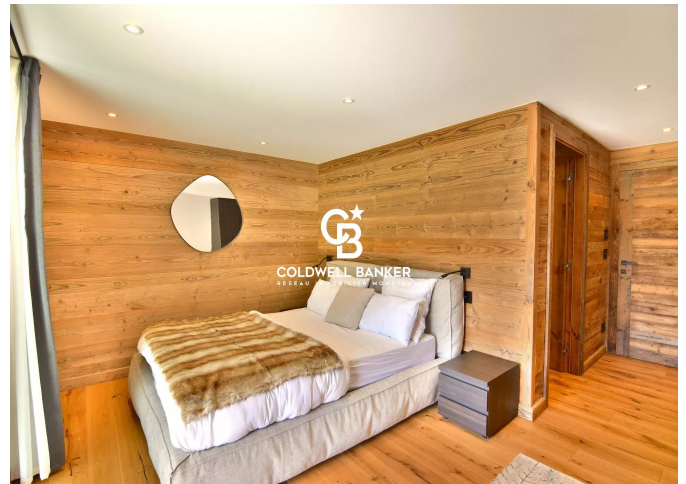
Diagnostic de performance énergétique (DPE) : A 50

Indice d'émission de gaz à effet de serre (GES) : A 1

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