

Maison Megève 298 m²



PRIX DE VENTE : 1 840 000 €

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DESCRIPTION

This chalet, built in 1990 by a local craftsman in the purest Savoyard tradition, is nestled on a beautiful 1,115 m² plot and offers a 180-degree view of the surrounding mountain ranges, including the Mont-Blanc massif. With a total surface area of 298 m², of which 169 m² is habitable, this chalet stands out for its generous volumes, brightness, and meticulous design using high-quality materials.

Spread over three levels, this charming chalet is laid out as follows:

Ground floor: A very large garage/workshop with potential to create an independent studio

Garden level: A beautiful living area with a fully equipped open kitchen, two spacious en-suite bedrooms, and a separate toilet

Upper floor: Two additional bedrooms with a shared shower room and a mezzanine that could be converted into an extra bedroom

Key features:

Unobstructed views of Mont Blanc, optimal exposure, and abundant natural light

Double carport + private outdoor parking

Energy rating: Class D, ensuring comfort and efficiency

Ideally located close to a main road, the property offers quick and direct access to the center of Megève, ski slopes, and major routes — perfect for year-round living or as a second home.

Megève, where authenticity meets art de vivre: a rare property combining comfort, space, and a strategic location in the heart of the Alps.

CARACTÉRISTIQUES

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| Type de bien : | Maison | Surface : | 298.0 m ² | Taxe foncière : | €3.00 |
| NB de pièces : | 7 rooms | NB de chambres : | 4 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 203

Indice d'émission de gaz à effet de serre (GES) : D 47



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