



Agence Immobilière Moderne

174, rue du Docteur Paccard
BP93 - 74402 Chamonix Mont Blanc
Tél : 00 33 4 50 53 10 57
Mail : agence.aim@agenceaim.com

1 075 000 €

Fees payable by the vendor

Ref.5608_101

Appartement Chamonix - Argentiere

Appartement de standing 4 pieces



| | |
|----------------------|----------------|
| Number of rooms: | 4 |
| Number of bedrooms: | 3 |
| Number of bathrooms: | 3 |
| Exposition : | EST |
| View: | Aiguille Verte |
| Location: | Argentière |

| | |
|-----------------|--------------------|
| Number of lots: | 13 |
| Surface area: | 103 m ² |

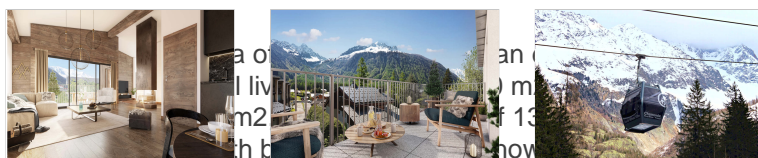
THE RESIDENCE

Nestled in the heart of Argentière, Le Royal Straton consists of 8 high-end apartments ranging from 3 to 4 bedrooms. For ski lovers, the famous Grands Montets ski area is a 5-minute walk from the residence.

Thanks to its characteristic architecture of the valley, the Royal Straton fits perfectly into its environment.

The layout has been designed to offer a spacious and bright living space, opening onto a large terrace.

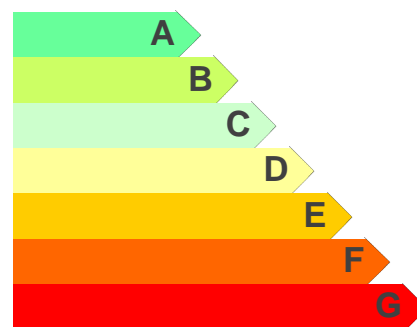
The apartment benefits from top-of-the-range services that meet the standards of the new RE2020 environmental regulations.



The construction uses quality materials with a wide choice of colors and finishes.

Heating: Chaudière individuelle gaz

DPE Not required



OPTION :

Additional parking space : 27 000 €.

N° SIREN 606 720 290 RCS ANNECY

N° Individuel d'identification à la TVA FR17606720290 | Carte professionnelle n° 9174 délivrée par la CCI de Haute Savoie le 30/05/2016

Assurance multirisque professionnelle - GENERALI ARBO 2 Rue Joliet, Will - 75009 PARIS

The price does not include archaeological prevention and development taxes estimated at €90,000, nor the waste water connection tax estimated at €35,000, i.e. €125,000 overall.

This global amount will be payable by purchasers in proportion