



## 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

**1 250 000 €**

Fees payable by the vendor

Ref.5608\_102

## 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:	114 m²

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

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

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



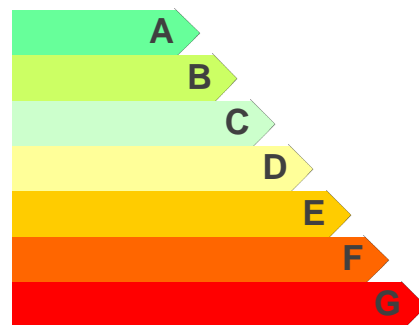
Additional parking space or a box in the closed garage and a ski locker.

Equipped with a fitted kitchen and washing

Heating with individual gas boiler can be controlled remotely to optimize energy consumption and perfect your daily life.

The materials offered will be, like the development, of very good quality with a wide choice of colors and finishes.

### DPE Not required



OPTION 3: Agence AIM

N° SIREN 606 720 290 RCS ANNECY

Additional parking space: €27,000

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

Garanties financières 170 000€ - Compagnie Européenne de Garanties et Cautions, 16 Rue Hoche - 92219 LA DEFENSE Cedex

Assurance multirisque professionnelle : GENERALIARD - 2 Rue Blier-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.

samedi, 3 mai 2025