



## 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

**730 000 €**

Fees payable by the vendor

Ref.5608\_203

## Appartement

Chamonix - Argentiere

Appartement 3 pièces neuf



Number of rooms: 3

Number of bedrooms: 2

Number of bathrooms: 1

Exposition : Sud

Location: Argentière

Number of lots: 13

Surface area: 61 m<sup>2</sup>

### 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, the Royal Straton blends perfectly into its environment.

The plans have been carefully worked out to offer spacious and bright living spaces, opening onto a large.

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

### APARTMENT 203



of 6  
l liv  
, 2  
we

of m  
m2

a parking space or a box in the closed  
a cellar and a ski locker.  
with fitted kitchen and a washing machine.  
ating with individual gas boiler can be  
to optimize energy consumption and  
simplify management.

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

### 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

The price does not include archaeological prevention and

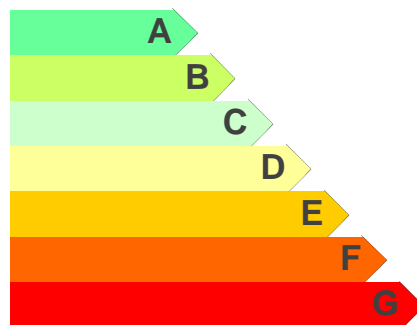
development taxes estimated at €90,000, nor the waste water

connection tax estimated at €35,000, i.e. €125,000 overall.

This global amount will be reimbursed by the purchasers in

Heating: Chaudière individuelle gaz

**DPE Not required**



samedi, 3 mai 2025