



## Agence Immobilière Moderne

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**1 480 000 €**

Fees payable by the vendor

Ref.5608\_302

## Appartement

Chamonix - Argentiere

Appartement de standing 4 pieces neuf



### THE RESIDENCE

Nestled in the heart of Argentière, Le Royal Stratton 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 Stratton fits perfectly into its environment.

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

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



The apartment is sold with 2 garages in the basement of the building and a ski locker.



be delivered with fitted kitchen and washing machine.

The underfloor heating with individual gas boiler can be controlled remotely to optimize energy consumption.

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

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N° SIREN 606 720 290 RCS ANNECY

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

OPTIONAL PARKING SPACE €27,000

Assurance multirisque professionnelle : GENERALI IARD – 2 Rue Pillet-Will - 75009 PARIS

The price does not include archaeological prevention and development taxes estimated at €90,000, nor the waste water

**Number of rooms:**

4

**Number of bedrooms:**

3

**Number of bathrooms:**

3

**Exposition :**

Sud

**Location:**

Argentière

**Number of lots:**

13

**Surface area:**

118 m<sup>2</sup>

**Heating:** Chaudière individuelle gaz

**DPE Not required**

