



## 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



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>

### 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 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.



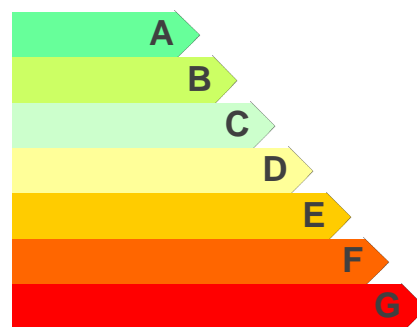
The apartment can be delivered with fitted kitchen and washing machine.

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.

Heating: Chaudière individuelle gaz

**DPE Not required**



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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 IARD - 2 Rue Pillet-Will - 75009 PARIS

mercredi, 4 février 2026

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