



## 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

**1 390 000 €**

Fees payable by the vendor

Ref.5608\_202

## 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 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.

With 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.



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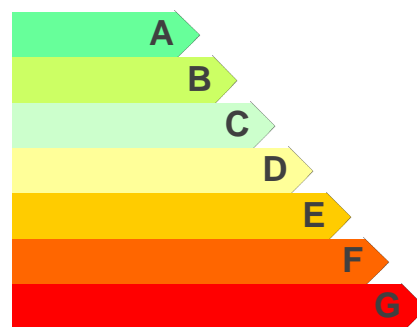
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...a parking space or a box in the closed  
...a cellar and a ski locker.  
...covered with fitted kitchen and washing  
...ating with individual gas boiler can be  
controlled remotely to optimize your energy consumption and  
perfect your daily life.

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

Heating: Chaudière individuelle gaz

**DPE Not required**



OPTION 3, Agence AIM

N° SIREN 606 720 290 RCS ANNECY

N° individuel d'identification : 1914-PA-PR17606720290 | 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 Biver 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