



## Agence Immobilière Moderne

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**1 585 000 €**

Fees payable by the vendor

Ref.5510

## Chalet

New build chalet



Located in an uspoilt authentic hamlet, this newly built semi detached chalet of 160m2 is on 4 floors.  
Comprising: first floor with large living room with wood burner, south south-west facing balcony terrace, spectacular Mont Blanc views, adjoining open plan kitchen.

Large mezzanine with Velux overlooking the living room.  
Garden level: 3 bedrooms with bathrooms, wooden terrace facing south south-west-Ouest with jacuzzi and sauna.  
Superb mountain views.  
Basement: games room, ski room, 2 further bedrooms, bathroom.  
Adjoining double garage.  
'Green' and energy efficient construction.  
High standard of finish.



|                      |                      |
|----------------------|----------------------|
| Number of rooms :    | 7                    |
| Number of bedrooms:  | 4                    |
| Number of bathrooms: | 4                    |
| Exposition :         | Sud-ouest            |
| View :               | Massif du Mont-Blanc |
| Location:            | Chamonix             |

|                                   |        |
|-----------------------------------|--------|
| Annual service charge (loi Alur): | 600 €  |
| Number of lots :                  | 2      |
| Current legal proceedings :       | No     |
| Surface area:                     | 160 m² |

Heating: Pompe à chaleur géothermie

**DPE Not required**

