

---

CHALET WITH SCENIC VIEW - BARNES SAINT-GERVAIS

---



SELLING PRICE : 3 550 000 €

---

CONTACT : YANNICK OBELLIANNE - MOBILE PHONE  
EMAIL : Y.OBELLIANNE@BARNES-INTERNATIONAL.COM

---

96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
MEGÈVE (74120)



PHONE : 04 50 21 21 00  
MEGEVE@BARNES-INTERNATIONAL.COM

## DESCRIPTION

BARNES SAINT-GERVAIS presents this splendid chalet, offering an unparalleled living experience. Situated in close proximity to the ski area at an altitude of 1,300 meters on an 800 square meter plot, it boasts panoramic views of Mont Blanc. With a generous total surface area of 411 square meters, this chalet is a true masterpiece, seamlessly blending rustic charm with modernity.

The exterior showcases a distinctive aesthetic featuring aged burnt wood that requires no maintenance, while the interior boasts brushed wood, creating a warm and inviting ambiance. Geothermal underfloor heating ensures year-round comfort, and the presence of a lift adds a practical touch to this exceptional property.

The insulated garage provides an ideal space for your vehicles, complemented by underfloor heating for added comfort. Customizable finishes, along with specially designed cupboards throughout, add both elegance and functionality to every space. Additionally, the fully equipped kitchen is included in the sale price.

Experience breathtaking views of the Mont Blanc Massif in a tranquil and serene atmosphere. The prime location offers a perfect balance between tranquility and proximity to local amenities.

This property presents a unique opportunity to acquire an exceptional chalet that seamlessly combines traditional charm with modern amenities. Don't miss the chance to reside in a place where comfort and style converge.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Please contact Barnes Saint-Gervais on +33 4 50 18 14 50 for any further information

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 411 m <sup>2</sup>
Land area (m2) : 800 m <sup>2</sup>	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
MEGÈVE (74120)



PHONE : 04 50 21 21 00  
MEGEVE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
MEGÈVE (74120)



PHONE : 04 50 21 21 00  
MEGEVE@BARNES-INTERNATIONAL.COM