

BARNES CHAMONIX - LES PRAZ - 4 BEDROOM CHALET - SWIMMING POOL -  
AMAZING VIEWS

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SELLING PRICE : 3 850 000 €

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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

## DESCRIPTION

Chalet&nbsp;Érables.&nbsp;This luxurious 4-bedroom chalet with indoor pool is nestled in the highly sought-after neighborhood of Les Praz, offering an ideal location in the heart of the town. The chalet spans over four levels and is composed as follows:

On the ground floor, an entrance hall with cloakroom storage, a small bedroom with en-suite bathroom, a WC, a spacious living area with TV lounge, fireplace, dining room, and kitchen.

On the first floor, a bedroom with 4 bunk beds, a bathroom, a double bedroom, and a master bedroom with fireplace, balcony with views of Mont Blanc and Les Drus, a dressing room with views of Mont Blanc, and an en-suite bathroom with shower and separate WC.

On the lower floor (height below 1.80m), a children's dormitory and a shower room with WC.

In the basement, a spa area with pool, sauna, shower, and laundry/technical room. The chalet is set on a remarkable plot of land that offers a beautiful private access and a terrace with stunning views of Mont Blanc and Les Drus.

This property is ideally located in a privileged neighborhood within walking distance of both the center of Chamonix, the ski resort of La Flégère, and the golf course. With all its qualities, it is perfect for a holiday rental or a family home.

Please do not hesitate to contact us by phone for more information at +33 4 50 18 52 38.

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 294 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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