

BARNES CHAMONIX - EXCEPTIONAL CHALET - BREATHTAKING VIEWS OF MONT-BLANC - LUXURY 5 BEDROOMS



SELLING PRICE : 4 950 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Located in Chamonix's prestigious Les Glières sector, this exceptional property is just a few steps from the golf course and the Flégère gondola, and boasts breathtaking views of the mythical Mont-Blanc and Les Drus peaks. This chalet, with its clean, contemporary lines and subtle blend of wood, glass and metal, is the result of a partnership between Chamonix-based Chevalier Architecte and Charpente Chalets Carme, a builder of high-end chalets.

This 320 m<sup>2</sup> property is divided over four levels and offers spacious accommodation in keeping with the architectural aesthetics of mountain chalets.

On the garden level, an entrance hall leads to two en suite bedrooms with shower room and toilet, all opening onto a lovely south-facing terrace.

A garage and ski room complete this level.

The second floor features a spacious living area with double-height ceilings, an open-plan kitchen, a dining room and a cosy living room with fireplace. This floor opens onto a balcony with a breathtaking view of Mont Blanc. To complete this floor, an en suite bedroom with balcony access and guest toilet.

A majestic bedroom with bathroom, w.c. and dressing room occupies the entire upper floor, and also benefits from a balcony with views of the Aiguille verte and the Drus.

Finally, the lower level features a large dormitory with shower room, wine cellar, wellness area with steam room, sauna, massage room, gym, cinema room, laundry room and machine room.

A unique property in Chamonix.

Delivery of this new project is scheduled for summer 2025. Reduced notary fees. Possibility of recovering VAT under the parahotellerie scheme.

Please do not hesitate to contact our English speaking team for more information about this stunning property on +33 4 50 18 52 38

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 299 m <sup>2</sup>
Land area (m2) : 693 m <sup>2</sup>	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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