

LOVELY 5 ROOMS DUPLEX APARTMENT



SELLING PRICE : 2 790 540 €

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



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## DESCRIPTION

Very nice 5 rooms duplex flat on the top floor, as follows:

First floor

Spacious living room with access to a south-facing balcony

A sleeping area comprising a bedroom with en suite bathroom, a dressing room, a laundry area and a separate toilet

First floor under eaves

Three bedrooms, one of which is a suite with its own shower room and toilet

Two further bedrooms complete this level, with access to a private balcony, a bathroom, a separate toilet and a storage area for the owner's use when renting out.

The residence offers a range of integrated services:

- . Wellness area with sauna, steam room, massage rooms, fitness area, relaxation area and changing rooms
- . Ski room for owners and tenants

Flat sold as a VEFA (sales before completion) with VAT recovery

Information on the risks to which this property is exposed is available on the Géorisques website <https://www.georisques.gouv.fr/>.

## CARACTÉRISTIQUES

Type of property : Flat	Fees : -	Surface : 139 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : 4 m <sup>2</sup>	Elevator : Yes	Swimming pool : No
Number of lots : 14	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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