

VEFA - CHALET NEAR THE ROCHEBRUNE LIFTS

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SELLING PRICE : 6 750 000 €

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



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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 - MEGÈVE

## DESCRIPTION

Sale in the future state of completion. Located only a few minutes walk from the center of the village of Megève, in a quiet and residential area, this chalet also offers a privileged access to the ski slopes of Rochebrune. With a floor area, excluding the garage, of approximately 300m<sup>2</sup>, this property offers all the comfort required of a refined mountain chalet.

Established on a plot of land of about 1300m<sup>2</sup>, the property will be composed as follows:

The basement will host a pleasant space dedicated to wellness with sauna, hammam, gym, bar with its wine cellar and TV lounge. A laundry room and a technical room will complete this level.

On the first floor, the chalet will consist of a beautiful entrance serving a ski room as well as two bedrooms, one of which will allow easy access for people with reduced mobility. We will also find a garage for two cars.

On the first floor, the chalet will offer a beautiful living room of about 75m<sup>2</sup> with kitchen, living room and dining room as well as a large terrace ideally exposed.

Finally, the last level will be dedicated to another night space of the chalet. It will include two bedrooms and then open onto a balcony.

Evolving plans subject to technical validation.

Possibility of recovering the VAT in the framework of a parahotel activity.

Delivery expected end of 2024

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 300 m <sup>2</sup>
Land area (m <sup>2</sup> ) : -	Bedrooms : 4	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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