

EXCLUSIVE - ROCHEBRUNE - 6 BEDROOMS CHALET - 258 SQM

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SELLING PRICE : 2 150 000 €

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96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
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## DESCRIPTION

Family chalet nestled in a picturesque setting in the Rochebrune sector offering breathtaking views of the mountains.

Two independent and communicating apartments, developing on three levels as follows:

-Ground floor :

Bright independent apartment with living room and fireplace, 2 bedrooms, equipped kitchen, bathroom, toilet, laundry room and ski locker.

-Ground Floor/1st Floor:

Entrance, beautiful bright living-dining room opening onto a large south-facing balcony, kitchen, bathroom, toilet, office, a master bedroom, laundry room, a garage for 2 cars and an outdoor terrace.

-2nd Floor under the attic:

Two attic bedrooms, a mezzanine play area, a bathroom, a sixth bedroom and a separate toilet.

Located in a green setting of almost 1000 m<sup>2</sup>, this property enjoys a beautiful location and great potential after renovation where you can enjoy Alpine authenticity.

Three outdoor parking spaces advantageously complete this property.

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

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 186 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 943 m <sup>2</sup>	Bedrooms : 6	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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NON-CONTRACTUAL INFORMATION

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