

LAST FLOOR 5 ROOMS DUPLEX IN THE CENTER OF MEGEVE



SELLING PRICE : 3 860 000 €

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



PHONE : 04 50 21 21 00  
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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

Very nice 5 room duplex apartment of 166 m2 on the top floor in the center of Megève composed as follows:

Beautiful spacious living room of more than 56 m2 facing south and giving direct access to two balconies of 31.82 m2

Sleeping area consisting of three bedrooms with their private shower rooms, one with private toilet and all giving access to different balconies facing south east

Many dressing rooms and storage

A sauna, laundry room and guest toilet complete this level

Upstairs

Very nice room with its large bathroom with access to a private balcony

A large dressing room and a toilet complete this first level

Very nice services

Apartment sold with a cellar

Two places in the basement for an additional fee

Very nice location

Reduced notary fees and recovery of VAT possible in para hotel regime.

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

## CARACTÉRISTIQUES

Type of property : Flat	Fees : -	Surface : 166 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : No
Number of lots : 9	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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