LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42970ADM74 Price: 950 000 EUR

agency fees to be paid by the seller

5 bedroom chalet FOR SALE in Passy, Chamonix Valley near Saint Gervais. Sunny position with great views.















INFORMATION

Town:	Passy
Department:	Haute-Savoie
Bed:	5
Bath:	4
Floor:	384 m2
Plot Size:	851 m2

IN BRIEF

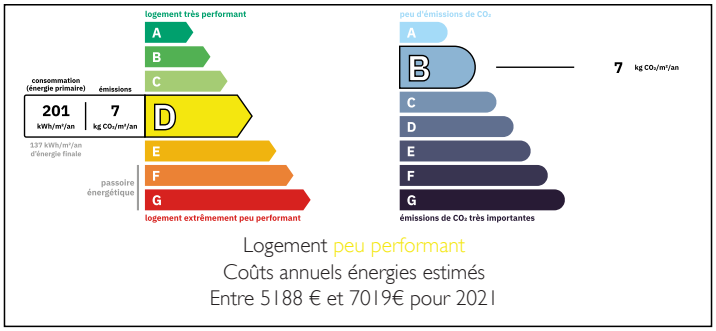
5 bedroom chalet FOR SALE in Passy , close to St Gervais Mont Blanc

This large property set out over 3 floors offers spacious living and entertaining areas with 5 bedrooms and 4 bath / shower rooms.

With large south facing windows the living areas are floored with light and prroivde great views to the mountains , and ski areas . The large terraces allow you to spill outside directly from teh living areas .

Set on the hilside with great views to St Gervais .Combloux and the Mont Blanc range this lovely family home provides easy access to St Gervais, Megeve, Combloux , Chamonix and of course Sallanches and Geneva . Not forgetting Passy's own family winter resort Passy Plaine Joux.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5188 € et 7019€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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DESCRIPTION

5 Bedroom ski chalet FOR SALE in Passy , Chamonix Valley. .

In a peaceful location on the hillside this striking chalet is set over 3 floors:

Ground Floor
- large entrance hall opening on to a spacious, open plan, living space with picture windows looking across the valley and a double height ceiling.
- Lounge with fireplace
- dining area with additonal sofas and direct access to the large , south facing raised terrace with views to the mountains.
- fully equipped kitchen with access to the garden .
- bedroom 4 - ground floor bedroom
- shower room with sauna , separate WC
- utility room

open plan staircase leading to the upper floor with

Bedroom 1 - double bedroom with large storage areas .
Bedroom 2 - double bedroom
Bedroom 3 - additional bedroom currently used as a dressing room
Family bathroom with corner bath , walk in shower and WC
Large mezzanine, open to the lounge below with pool table and office with 2 desks behind .

From the ground floor a personal lift give access to the independent apartment on the garden level. with living room with fireplace , fully equipped kitchen and large bedroom with a fireplace and huge storage . All 3 rooms are south facing and have doors leading the the terrace with a hot tub to admire the mountains whilst relaxing in the spa . There is a bathroom...

NOTES