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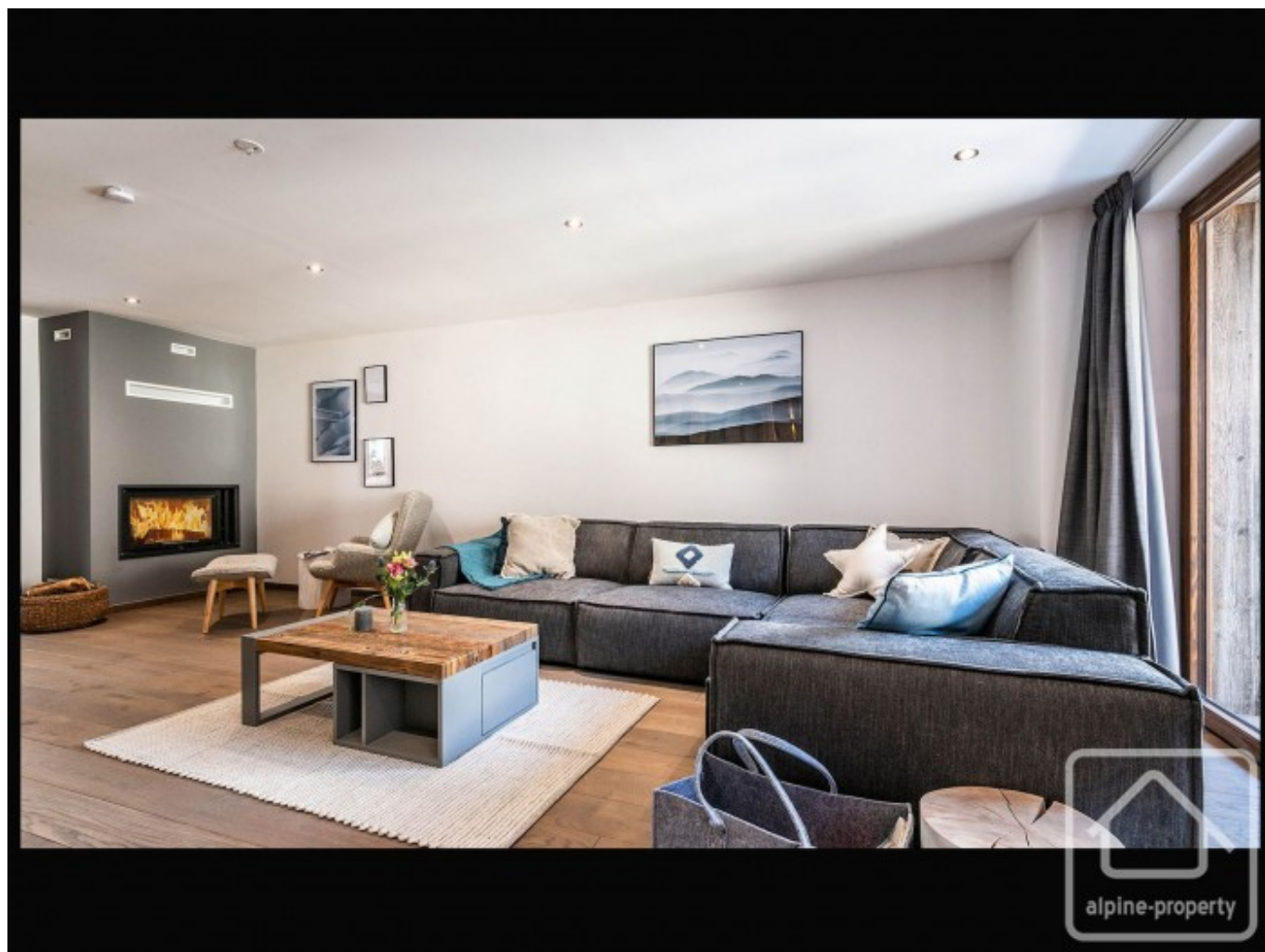
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# Maison Herzog

**Argentière, Chamonix & Vallée, Mont Blanc**

**1 350 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 350 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Argentière
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	151 m <sup>2</sup>
<b>Land area</b>	600 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	600 m
<b>Nearest shops</b>	100 m
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (282)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

The Globe is an exclusive recently built development of six properties right in the heart of Argentière, with fantastic views and within walking distance of the village centre, public transport and the infamous Grands Montets ski lifts.

The properties are available for immediate delivery and are sold fully fitted and furnished to a high standard throughout. They can be purchased for exclusive use by the owner or for investors an option of rental management by Emerald Stay is available, offering the possibility of reclaiming 20% TVA on the purchase.

Each property comes with underfloor heating throughout and a wood burning stove insert for added ambiance.

Double underground parking, a cellar and ski storage facilities are included in each sale.

Maison Herzog is one of three luxury semi-detached townhouses, laid out over 4 levels. Total surface area is 151m<sup>2</sup> with an additional 38m<sup>2</sup> for the garage and ski locker, and 60m<sup>2</sup> of terrace/balcony area. A decked garden with jacuzzi lies behind the house. The combination of wood and metal throughout creates a warm cosy atmosphere whilst retaining its modern design edge. The form and function of Herzog complement each other beautifully; each room flows into the next and allows plenty of space for relaxing.

It comprises thus: underground are the garages, laundry and boiler room, sauna, shower with WC, ski tech room. The entrance level (ground floor) houses the fully equipped fitted open-plan kitchen with dining area, WC and entrance. First floor is the large living area with wood burner insert, which opens onto a south-facing balcony. The second floor houses 2 en-suite bedrooms (one with a bath tub) and on the third and final floor are a further 2 en-suite bedrooms.

Please note that the virtual tour is of Maison Badi, which is an identical townhouse.

Unique opportunity for a fully furnished turnkey product complete with construction guarantee in place.

Reduced notary fees







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