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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Hermine

Chamonix, Chamonix & Vallée, Mont Blanc

1 650 000 €uros



Contact

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Key Features

Price	1 650 000 Euros
Status	SOLD
Last updated	18/08/2015
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	5
Bathrooms	4
Floor area	180 m²
Land area	1000 m²
Detached	Yes
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	1.2 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A 5 bedroom luxury chalet located near the centre of Chamonix. Chalet Hermine is near « Les Gaillands » in a quiet, residential area and has been built to today's high construction standards.

Chalet Hermine combines a contemporary style with large windows to take in the views, yet uses traditional materials such as stone and wood to stay in keeping with the area.

Set over 3 floors, the property comprises;

Lower ground floor

Double garage and entrance into the main house.

Laundry room.

Sauna room with shower and separate WC.

Bedroom 1.

Large storage cupboard.

Ground level

Entrance hallway with storage cupboards.

Spacious living room with huge windows and patio doors to access the garden and very large decking space. The living area has a fireplace and examples of floor finishes are shown in the pictures (eg white or wood).

Open planned kitchen. A made to measure, fully equipped kitchen will include granite worktops and splashback. There will be high-end white goods (Siemens) which will include: Oven, fridge-freezer, wine cooler, extractor fan, induction hob, and microwave oven.

Bedroom (2) with access to the decking.

1 bathroom with walk-in shower, WC and sink.

Upper level

The top floor of the chalet has 3 bedrooms which all have patio door access to a balcony providing views of the Mont Blanc range:-

Master bedroom (5) with walk-in closet and ensuite bathroom plus separate WC.

Bedroom 4

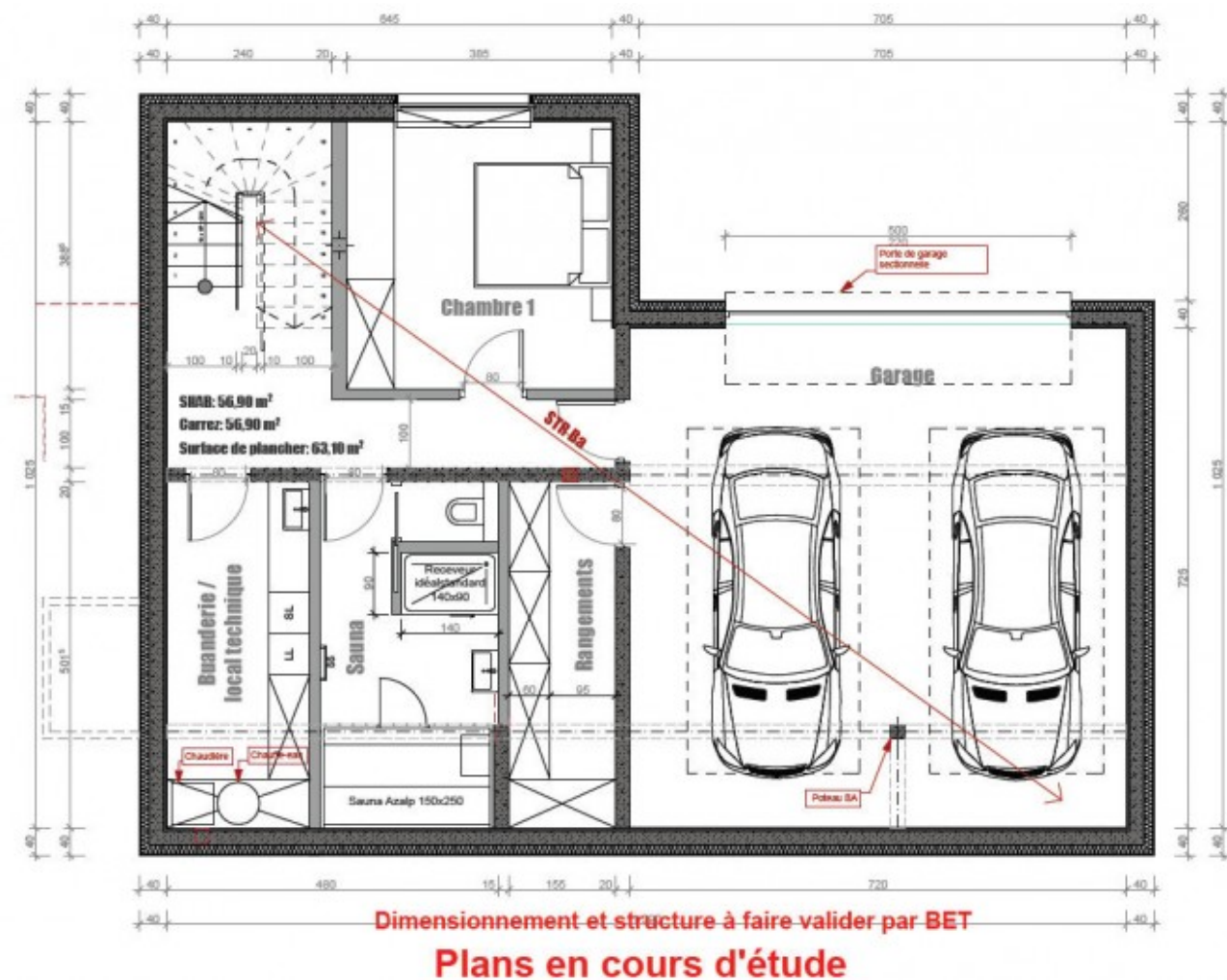
Bedroom 3

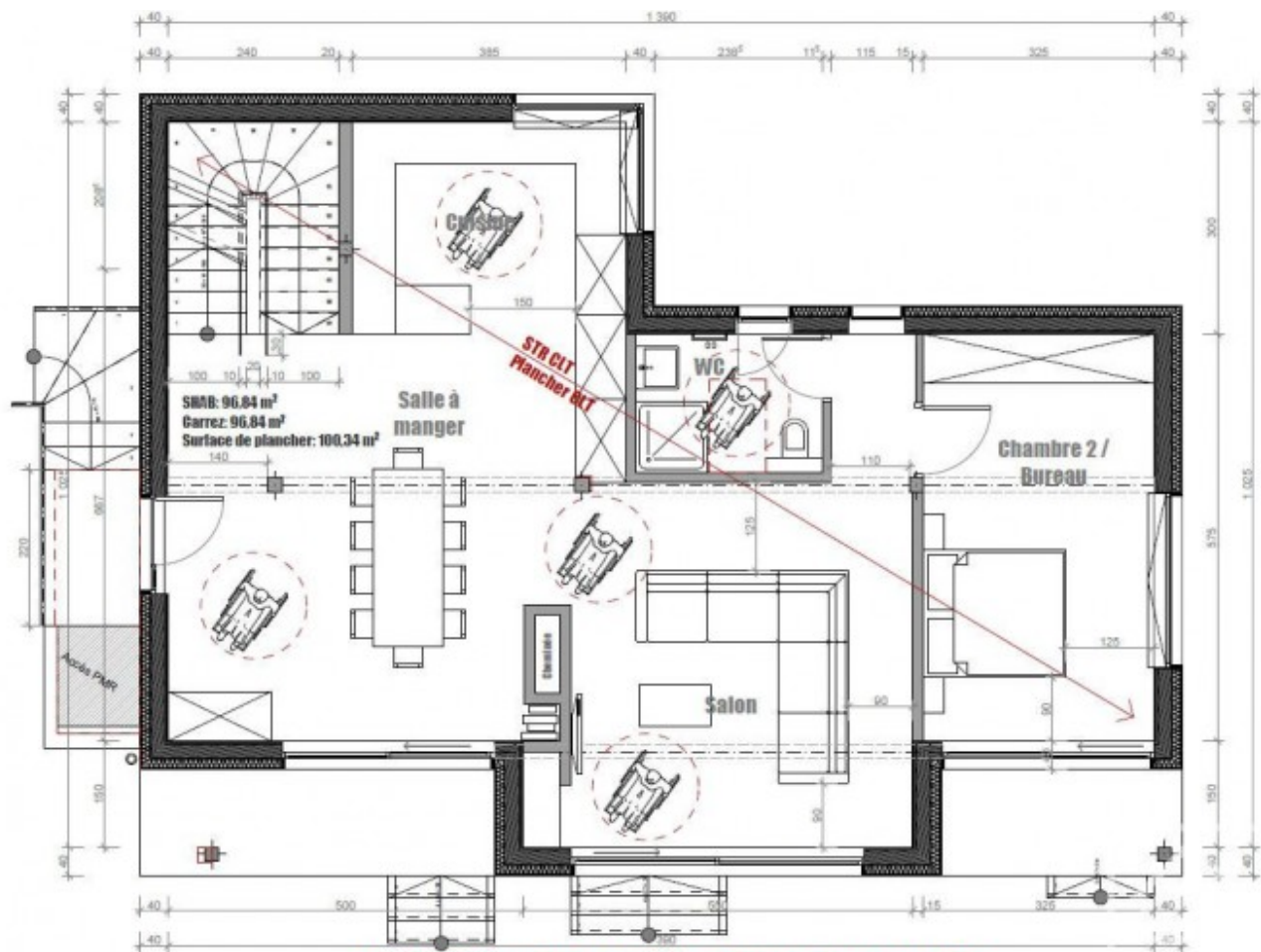
Shared family bathroom with bath, walk in shower, sink and heated towel rail.

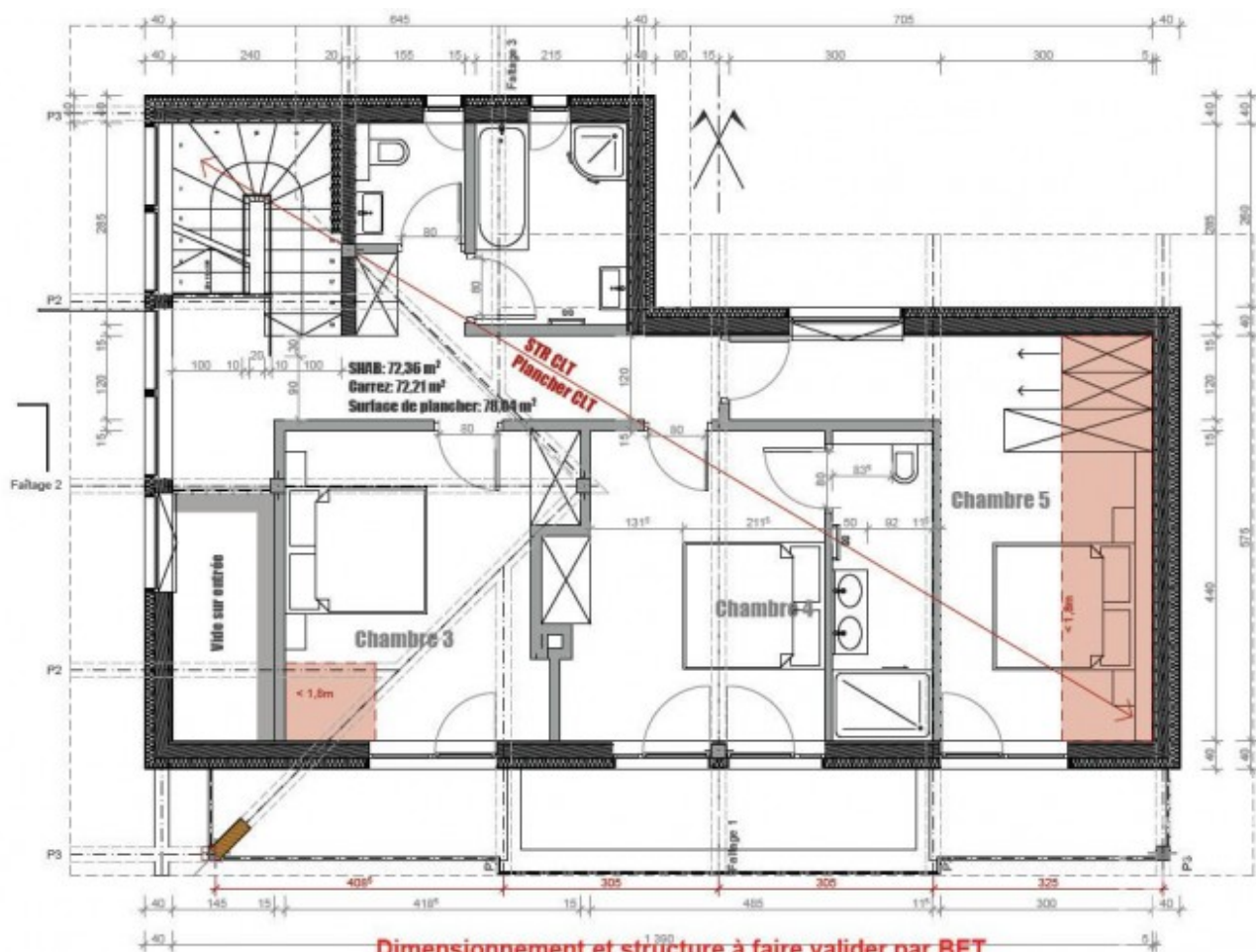
Separate WC.

The developer has achieved the French "BBC" label, which means the building is extremely energy efficient and should cost 5 times less to run than a normal house.

The chalet will be completed for the end of 2015.







Dimensionnement et structure à faire valider par BET
 Plans en cours d'étude











