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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison Badi

Argentière, Chamonix & Vallée, Mont Blanc

1 450 000 €uros



Contact

Contact **Manu Maclean** about this property.

Tel: +33 6 02 50 75 03

Email: manu@alpine-property.com

Key Features

Price	1 450 000 €uros
Status	FOR SALE
Last updated	31/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Argentière
Bedrooms	4
Bathrooms	4
Floor area	126 m ²
Detached	No
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	600 m
Nearest shops	100 m
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	E (293)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

The Globe is an exclusive newly built development of six properties right in the heart of Argentière, with fantastic views and walking distance from the village center, 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 purchase.

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

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

Maison Badi is a semi-detached townhouse over 3 floors, plus a sauna, shower room and additional storage space in the basement. Total habitable surface is 126.44m² with an additional 37m² for the garage and ski locker, and 76m² of south facing terrace across 3 levels.

It comprises thus: underground are the garages, lower ground floor is the laundry and boiler room, sauna, shower room with WC.

The ground floor houses the fully equipped fitted open-plan kitchen with dining area opening on to a large south facing deck with jacuzzi.

First floor is the large living area with wood burner insert and south facing terrace.

Second floor are 2 en-suite bedrooms with terrace and on the 3rd and final floor 2 more en-suite bedrooms with terrace.

Unique opportunity for a fully furnished turnkey product, complete with reduced notaire fees and 10 year construction guarantee in place.

Please contact us for more details.













