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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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Appt. Eyong

Argentière, Chamonix & Vallée, Mont Blanc

1 750 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	1 750 000 €uros
Status	FOR SALE
Last updated	14/11/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Argentière
Bedrooms	4
Bathrooms	4
Floor area	140.5 m ²
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	600 m
Nearest shops	100 m
Garage	Double
Number of lots	6
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

LAST OPPORTUNITY FOR REDUCED NOTARY FEES!

The Globe is an exclusive new 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.

Completed in 2019 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.

Eyong is one of three prestigious apartments in the Globe development. It is the only property in the complex to house its own cinema and gym room and benefits from a 100m² dual aspect terrace facing east and south to maximize on long lasting light. Also included with the property are a sauna and jacuzzi.

The main living space stretches across ground level. The open-plan kitchen dining and living area faces east-south-west. Two en-suite bedrooms face south and open on to the terrace, the other two face north-west, one en-suite one with separate shower-room. The fully equipped open-plan kitchen with island opens on to the dining area and living room. Two sets of double doors spill out to the generous dual aspect terrace with jacuzzi. An additional 75m² on the lower ground level houses the cinema and gym rooms, sauna, shower room with WC, ski tech room with another 35m² making up the garage and cellar.

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

Please contact us for more details.

The property is covered by the copropriété rules.

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