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# Chalet Equinoxe

**Passy, Chamonix & Vallée, Mont Blanc**

**555 000 €uros**



## Contact

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# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 555 000 Euros       |
| <b>Status</b>                   | SOLD                |
| <b>Last updated</b>             | 23/01/2024          |
| <b>Area</b>                     | Mont Blanc          |
| <b>Location</b>                 | Chamonix & Vallée   |
| <b>Village</b>                  | Passy               |
| <b>Bedrooms</b>                 | 3                   |
| <b>Bathrooms</b>                | 2                   |
| <b>Floor area</b>               | 90.4 m <sup>2</sup> |
| <b>Detached</b>                 | No                  |
| <b>Heating</b>                  | Heat pump           |
| <b>Nearest skiing</b>           | 11 km               |
| <b>Nearest shops</b>            | 2 km                |
| <b>Garden</b>                   | Yes                 |
| <b>Garage</b>                   | Covered parking     |
| <b>Drainage</b>                 | Mains drains        |
| <b>Energy efficiency rating</b> | B (86)              |
| <b>CO2 emissions</b>            | A (2)               |
| <b>Agency fees</b>              | Paid by the seller  |

## Property Description

A light and airy south-west facing demi-chalet built in 2021 with a stylish interior created with care and attention to detail, using quality materials. Each room flows easily into the next, with clever storage solutions throughout.

The fitted kitchen is a real focal point, complete with granite worktops and a wine cooler, which opens onto a stunning lounge and dining area with a 6 metre high cathedral ceiling and feature pendant light fitting. Large french windows facilitate indoor/outdoor living and open onto a 36m<sup>2</sup> sunny terrace and fenced garden. Air conditioning has been installed for added comfort in the summer months, which is also reversible for the colder months.

The landing area on the upper floor could easily be used as a home office and benefits from great views.

The outdoor lounge takes in the stunning mountain views and a bike path runs along to the popular lac de Passy. Chamonix, les Houches, St Gervais and Mégève ski stations are all nearby.

The house comprises thus:

Ground floor: Open plan kitchen/living room/dining room with cathedral height ceiling opening onto the wooden terrace and garden, master bedroom with ensuite shower room, WC, storage cupboard housing fuse board.

First floor: Landing area overlooking the lounge area, two double bedrooms (one of which opens onto a south-west facing balcony), large storage area with floor to ceiling cupboards, family bathroom, separate WC.

Exterior: Landscaped fenced garden, wooden terrace, storage shed, three parking spaces (one undercover with additional storage space).

Ten year build insurance is in place.





















