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# Chalet Chocolat

**Megève, Megève, Mont Blanc**

**1 800 000 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	1 800 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	28/09/2009
<b>Area</b>	Mont Blanc
<b>Location</b>	Megève
<b>Village</b>	Megève
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Floor area</b>	157 m <sup>2</sup>
<b>Land area</b>	540 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This quiet part of Rochebrune is the type of location which is very much sought-after in Megève. It offers discretion and tranquillity with easy access to both skiing and the village.

The chalet is part of a luxury development of only 6 properties of equally high standing and sits at the end of a private lane with underground heating to keep it from freezing over in Winter. Thanks to its location the chalet is well isolated from the others in the development and it benefits from lovely mountain views as well as a sunny exposure.

Accommodation is very comfortable, with 5 double bedrooms, each one with private bathroom and WC. Most bedrooms also enjoy access to a balcony. The living room includes a beautiful traditional fireplace with a solid granite base. The chalet's refinement includes the exteriors, with a jacuzzi bath on the terrace, a separate BBQ terrace and a large covered balcony. Interiors were tastefully decorated and provide a very typical mountain atmosphere.

Access to skiing in nearby Rochebrune is very easy by ski bus, as are all the amenities of Megève. This property is in perfect condition and sold fully furnished and ready to be enjoyed. Chalets of this standard produce substantial rental income, with weekly rates of up to 10,000 euros a week in peak season.











