

# CHAMONIX-MONT-BLANC



Unique property in the Moussoux district

**CHF 9'387'000.-**



18



8



654 m<sup>2</sup>

n° ref. **037498**



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## SITUATION AND DESCRIPTION

A unique property in the highly privileged Les Moussoux district of Chamonix.

Just a few minutes from the town center and the Brévent Ski Area, the property completed in 2023 features an exceptional development of two chalets with a total surface area of over 630m<sup>2</sup> set in over 1300m<sup>2</sup> of wooded greenery.

The main chalet "Kamila" develops over 3 levels and 417m<sup>2</sup> and communicates with the guest chalet "Kami", also developed over 3 levels and 213m<sup>2</sup>. They can accommodate up to 16 people very comfortably. Sauna, hammam, two enclosed garages, outdoor parking spaces.

The Chalet "Kamila" develops as follows:

On the 1st floor:

Entrance hall with elevator serving the three levels. Master bedroom of 44m<sup>2</sup> with dressing room, office area, bathroom with Italian shower, bathtub, double washbasin, toilet. South-facing balcony.

On the first floor a very spacious 147m<sup>2</sup> living room with access to the garden.

The space offers a large, bright living/dining room with marble fireplace and large openings onto south- and east-facing balcony and terrace and a fully equipped open kitchen with central island.

To complete this level, a library with TV corner.

On the lower level, 3 en suite double bedrooms as follows:

A 23m<sup>2</sup> en suite double bedroom fitted with fitted closets, shower room.

A 24m<sup>2</sup> en suite double bedroom with fitted closets, shower room.

A 49m<sup>2</sup> en suite double bedroom with dressing room, bathroom with shower and bathtub, toilet.

To complete this level, a relaxation area with hammam, gym, sauna, toilet.

Technical room with heat pump, VMC, a laundry room, storage space, ski room with access to underground parking. Access to the guest chalet.

The 'Kami' guest chalet is developed as follows:

On the first floor: entrance hall with storage space, two 26m<sup>2</sup> ensuite double bedrooms fitted with closets, shower room and balcony.

On the 1st floor, a 70m<sup>2</sup> living room with south-facing balcony.

The space offers a large living room with magnificent views of Mont Blanc, marble fireplace and a fully equipped open kitchen with central island.

On the lower level, two double bedrooms ensuite as follows:

One 31m<sup>2</sup> en suite double bedroom fitted with closets, shower room.

One 24m<sup>2</sup> en suite double bedroom fitted with closets, shower room.

To complete this level, a utility room, laundry and heating, storage space, VMC. Access to the large Kamila chalet.

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## **SURFACES**

Living area 654 m<sup>2</sup>

## **CHARACTERISTICS**

Number of rooms 18

Number of bedrooms 8

Second home Authorized

Parking places Not available

## FINANCIAL DATA

**Price**

**CHF 9'387'000.-**

**Availability**

To be discussed

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