

CHAMONIX-MONT-BLANC



Prestigious chalet in the Iles area of
Argentière

CHF 4'670'000.-



10



5



356 m²

n° ref. **037496**



Switzerland | Sotheby's International Realty - Références Internationaux
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SITUATION AND DESCRIPTION

A prestigious chalet with around 400 m² of living space and 70 m² of terraces and balconies located in the residential area of Les Iles in Argentière.

With a 2570 m² garden in a quiet south-facing environment and unobstructed views of Mont-Blanc, the chalet adjoins the forest.

The Grands-Montets ski area is a 10-minute walk away, as is the village of Argentière.

Able to accommodate up to 10 people, it comprises on 3 levels, 5 bedrooms ensuite, a double living room with its modern fireplace and reading area offering superb panoramic views of Mont Blanc and the Argentière peaks. A fully-equipped kitchen opening onto a dining room for 12. Relaxation area with indoor pool and sauna. An entertainment area with a home cinema.

On the first floor:

- A large entrance with a bay window opening onto the indoor swimming pool.
- A relaxation area with a 10m long swimming pool, a sauna with glass doors and a shower.
- Three beautiful spacious bedrooms with en suite office each with a shower room and double basin, all opening onto a terrace thanks to their bay window and a magnificent view of the garden.
- A fitted laundry room
- A fitted ski-room
- A technical room
- A closed garage

On the 1st floor: the 77m² living room with:

- Spacious, bright dining room with bay window opening onto a magnificent 60m² terrace with mountain views
- A double living room with fireplace
- A beautiful, fully-equipped Italian kitchen
- A TV/Cinema room
- A guest toilet

On the 2nd floor:

- The Master bedroom consisting of a shower room with double washbasin, a large dressing room, an office area
- A twin bedroom with 4 beds and a dressing room
- A bathroom with double washbasin and an under-slope storage area

Possibility of acquiring the land adjacent to Chalet Freya, for an additional €1,290,000, with a purged permit and the possibility of building a 231 m² annex as well as an outdoor swimming pool.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area 356 m²

CHARACTERISTICS

Number of rooms 10

Number of bedrooms 5

Second home Authorized

Parking places Not available

FINANCIAL DATA

Price

CHF 4'670'000.-

Availability

To be discussed

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