

## Chalet Chalet Guide

### Financial Information

|               |            |
|---------------|------------|
| Sale Price:   | €2,650,000 |
| Notaire Fees: | €197,600   |

### Description

|                 |                    |
|-----------------|--------------------|
| Bedrooms:       | 5                  |
| Bathrooms:      | 5                  |
| Habitable Area: | 178m <sup>2</sup>  |
| Total Area:     | 303m <sup>2</sup>  |
| Land Area:      | 1337m <sup>2</sup> |

### Situation

Proximity:

### Building Description

|                       |           |
|-----------------------|-----------|
| Heating:              | Heat pump |
| Hot Water:            | -         |
| Year of construction: | 1986      |
| Year of renovation:   | 2017      |

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### Additional Information

Chalet Guide is a stylish, recently built four-bedroom chalet located in Les Songenaz, just a five-minute drive from the centre of Chamonix. This three-story chalet features two ensuite bedrooms on the ground floor, with the remaining two bedrooms including the master suite on the top floor, both of which have balcony access. The main open-plan living area is on the garden level, with double-height space that gives a modern feel and ample volume. This floor also includes generous open-plan kitchen, dining and lounge areas with an open fireplace. There is also a separate office on this floor.

- A stunning, 4-bedroom chalet with separate guest house in Les Songenaz
- Recently built using quality materials creating a high-level finish throughout
- Open-planned, double-height living space with access to the garden

