



LA FLORIA



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Ref 537

CHALET NELLY, CHAMONIX CITY CENTRE

Chamonix Mont Blanc

>	3,045,000 €
> Living space	273 m2
> Land	717 m2
> Number of rooms	5 m2
> 4 Bedrooms	
> 3 Shower rooms	
> 1 Salle de douche	
> DPE	94 kWhEP/m2.an
> GES	4 kgéqCO2/m².an
> SUD	



CHALET NELLY - Located on the outskirts of the pedestrian town center of Chamonix, and very close to the Planards ski slopes, sitting on a 717 m2 garden, this beautifully built chalet built in 2016 is laid out on three levels as follows: on the ground floor, a garage, a technical room, a workshop, a ski room, a wine cellar, a laundry room, a dorm room with ensuite shower room and WC, a sauna; on the garden level, an entrance with cloakroom, a WC, a master bedroom with south-facing balcony, dressing room and bathroom + WC ensuite, two additional bedrooms (one with balcony, the other with access to terrace and garden), a family bathroom with WC, a games room / office / bedroom4 with access to the terrace and garden; Upstairs, a huge living room with an open plan fitted kitchen with central island, dining room and living room with (gas) fireplace, three balconies, TV corner, library.



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