



LA FLORIA



Tél. : +33 (0)4 50 47 14 46

Ref 522

LARGE FAMILY CHALET, CHAMONIX LES PECLES

Chamonix Mont Blanc

>	2,330,000 €
> Living space	256 m2
> Land	1016 m2
> Number of rooms	6 m2
> 5 Bedrooms	
> 1 Shower room	
> 3 Salles de douche	
> DPE	141 kWhEP/m2.an
> GES	33 kgéqCO2/m².an



Located opposite the Mont-Blanc chain in the sunny Les Pecles area, a 15-minute walk from the town center, this chalet dating from the 1950's has undergone a careful renovation in 2006, and totals 256 m2 distributed over two levels as follows: on the ground floor, entrance with ski room, boiler room, large open plan fully equipped kitchen complete with AGA, direct access to a large terrace with jacuzzi and private garden, pantry, two bedrooms with ensuite shower room and WC (one with hammam); Upstairs : large living room with fireplace, master bedroom with en-suite bathroom, 2 further bedrooms, shower room & WC. A good size garden of over 1000 M2 and plenty of parking complete this well laid out centrally located property in good condition.



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