

DEMI QUARTIER - OFF PLANS SALE - 5 BEDROOMS



SELLING PRICE : 5 995 000 €

CONTACT : BENOIT CHANAL - MOBILE PHONE  
EMAIL : B.CHANAL@BARNES-INTERNATIONAL.COM

96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
MEGÈVE (74120)



PHONE : 04 50 21 21 00  
MEGEVE@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Magnificent chalet with 356 m<sup>2</sup> of living space, giving a total surface area of 400 m<sup>2</sup>, on a plot of approx. 800 m<sup>2</sup>, just a few minutes from the center of Megève and the ski lifts.

It will be composed as follows:

Garden level: entrance hall, master bedroom with bathroom and dressing room opening onto terrace and garden, bedroom with bathroom opening onto garden, technical area, ski-room, boiler room and 2 garages.

On the second floor: a hallway, a vast living room with its fireplace opening onto a covered terrace, a dining room, an open kitchen opening onto the dining room with its bar area, forming a living space of around 90m<sup>2</sup>. This floor will also feature a large bedroom with bathroom and dressing room.

Second floor: Two bedrooms, each with its own bathroom-wc and dressing room.

Basement: 54 sq. m. to be converted as required. Possible spa, cinema or dormitory.

Possibility of acquiring additional land next door to build a second chalet of approx. 200 m<sup>2</sup>.

Reduced notary fees and possibility of VAT recovery.

Non-contractual visuals.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 356 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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