

MEGEVE - EXCEPTIONAL 5 BEDROOMS DUPLEX APARTMENT - VILLAGE CENTER  
ON FOOT



SELLING PRICE : 3 700 000 €

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



PHONE : 04 50 21 21 00  
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## DESCRIPTION

Exclusivity - Luxury duplex apartment with a Carrez surface area of 173.46 m<sup>2</sup> and a floor area of 217 m<sup>2</sup> located on the first floor of a condominium with elevator, 300m from the center of the village of Megève.

It is composed as follows:

On the first floor, there is an entrance opening onto a spacious living room with fireplace and a fully equipped open kitchen, this room being bathed in light thanks to the large south-west facing balcony. This floor also has two en-suite bedrooms, a Master bedroom with a large bathroom with shower and the other with shower room. There is also a lingerie area and a dressing room located at the entrance.

The second floor staircase opens directly onto a games area/TV lounge as well as two en-suite bedrooms, one Master with a large dressing room, bathroom and shower and the other with a shower room. Both bedrooms have private access to a second South-East facing balcony.

A ski locker with boot dryer, a cellar and two underground parking spaces complete this exceptional property whose major assets are its generous volumes and its immediate proximity to all amenities.

This luxury residence is equipped with a gym and a sauna with shower located on the lower floor.

Subject to co-ownership status

Number of batches: 9

No procedure in progress

Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

## CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 217 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : No
Number of lots : 8	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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