



**CHALET DES DRUS -
CHAMONIX LES BOIS**

📍 **CHAMONIX-MONT-BLANC**

15 000 000 €

REF : 626



LA FLORIA
IMMOBILIER





SALE / CHALET / CHAMONIX-MONT-BLANC (74400)

CHALET DES DRUS - CHAMONIX LES BOIS

CHALET DES DRUS - Located in the heart of the popular Les Bois area near the Flegere ski lift and the Chamonix golf course, this iconic property of 590 m² of living space, completed by a 32 m² garage, sits on an exceptionally private plot of 3834 m². Offering a 360° panoramic view of the surrounding mountains, this chalet benefits from a rare and privileged location. Built in 2009 with very high quality finishes, the chalet was completely renovated in 2021. The main chalet, spread over two floors, is composed as follows:

First floor: an impressive living room of 126 m² with double height cathedral ceiling which opens onto a 40 m² terrace via large bay windows, offering one of the most spectacular views of the Mont Blanc massif. A 21 m² media area, separated by an elegant glass partition, completes this floor, in addition to two terraces.

Ground floor: A spacious 45 m² master suite with direct access to the garden and a mezzanine dressing room. A large entrance hall with a majestic staircase, three 24 m² bedrooms, each with its own private bathroom and direct access to the garden. An office and a wellness area including a Technogym equipped gym, a hammam and a 5 x 3 meter indoor swimming pool with a counter-current swimming system. This level also includes a laundry room and a winter entrance with ski / bike area. On a separate floor, a large 41 m² children's playroom. To the left of the winter entrance, a "Staff" Chalet, an independent 26 m² apartment for staff or an au pair.

A guest chalet comprising two bedrooms with private bathrooms, a living area and a jacuzzi. The 30 m³ en-suite bedroom with dressing room located on the upper floor, with its large bay windows, offers the best view of the Drus, the emblematic mountain of Chamonix, from which the chalet takes its name.

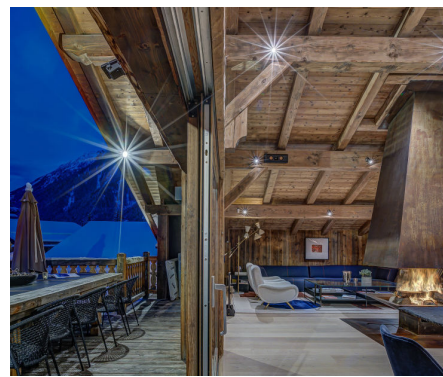
The 32 m² garage, currently being finished, will accommodate two vehicles and has charging stations as well as storage space. The chalet is equipped with a heat pump / aquathermal heating system and benefits from high-speed internet connection.

This chalet is undoubtedly one of the most beautiful residences offered in Chamonix.













LA FLORIA IMMOBILIER

585 - 587, ROUTE DES LIARETS
📍 CHAMONIX-MONT-BLANC

+33 (0)6 80 21 20 56

www.lafloria-immobilier.com



Gordon LAWSON

gordon@lafloria-immobilier.com

+33632957419

LA FLORIA Immobilier SAS Capital de 5000 €, SIRET : 52185924900026. | . Carte professionnelle N° CPI 7401 2018 000 037 084 délivrée par CCI haute-savoie le 29/06/2018.

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner, it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.