



CHALET LES PRAZ - CHAMONIX

📍 CHAMONIX-MONT-BLANC

6 250 000 €

REF : 687





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

CHALET LES PRAZ - CHAMONIX

Magnificent luxury chalet in Chamonix Les Praz. Ideally positioned in the heart of Les Praz, just moments from the Flegere ski lift, Chamonix Golf Club and within easy walking distance of the town centre, this exceptional chalet has been recently renovated and extended to create 340 m2 of luxurious living space across three levels. The property enjoys a peaceful setting with breathtaking views of Les Drus and the Mont Blanc massif.

The chalet combines contemporary elegance with Alpine charm. A spectacular double-height living room with feature fireplace forms the heart of the home, opening onto multiple terraces that capture the surrounding mountain scenery. The bespoke kitchen is equipped with premium Gaggenau appliances and designed for effortless entertaining.

Accommodation includes a principal suite with dressing room and en-suite bathroom, two further en-suite bedrooms and a bunk room with it's own bathroom. Additional amenities include a cinema room, office, ski room, gym with shower facilities and double garage.

FEATURES

• Year of construction	2002
• Nr of rooms	9
• Number of bedrooms	4
• Shower rooms	1
• Number of bathrooms	3
• Number of wc	2
• Kitchen	Fully equipped
• Number of terraces	2
• Sanitation	Connected to mains
• Garage	1
• Heaters	Air source heat pump

INFORMATIONS

• Selling price	6 250 000 €
• Property subject to co-ownership	Yes
• Monthly charges	0 €



340 M²



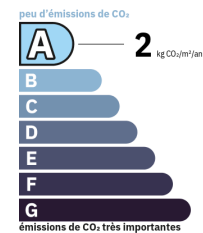
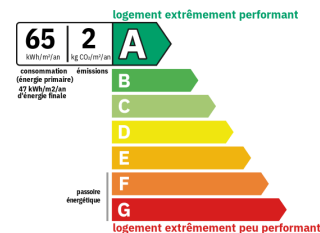
9 PIECE(S)



4



1075 M²



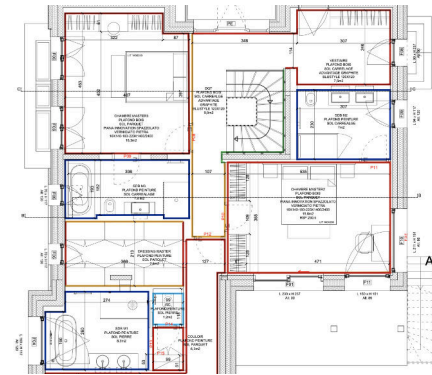
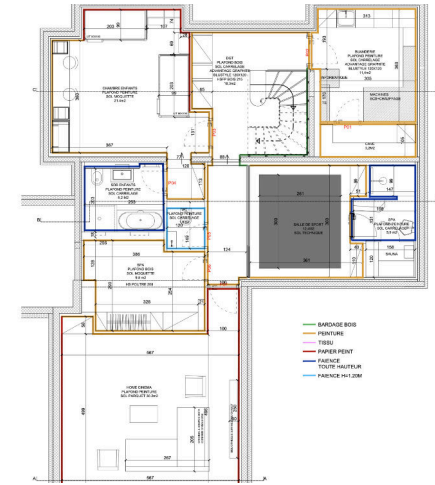
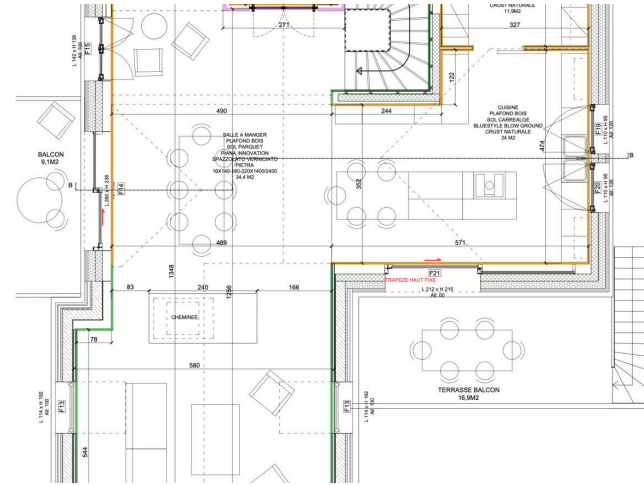
Estimated amount of annual energy expenditure for this accommodation for standard use is between 1122 € and 1518 € sur les années de références 2021, 2022 et 2023.













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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.