

# LAVANCHER



Charming five-bedroom chalet close to ski lifts

**CHF 1'818'000.-**



6



4



195 m<sup>2</sup>

n° ref. **039590**



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## SITUATION AND DESCRIPTION

A modern five-bedroom, three-bathroom chalet located in the charming village of Le Lavancher just minutes from the Grands-Montets ski lifts.

This chalet, built in 2019 has a living area of over 250 m<sup>2</sup> including a 60 m<sup>2</sup> double garage, it is composed as follows:

- On the second floor: a summer entrance with a cupboard leading to a spacious bright living and dining room of over 50 m<sup>2</sup> with a beautiful fireplace, a fully equipped open kitchen and access to a south-west facing double terrace with an unobstructed, sunny view of the Aiguille du Midi and the Mont-Blanc massif. A 17 m<sup>2</sup> master suite with bathroom and shower area, a second 10 m<sup>2</sup> double bedroom and a separate shower room.

- Ground floor: two additional double bedrooms with

connecting shower rooms. A large 12 m<sup>2</sup> study with sauna and shower room, which could be converted into a fifth bedroom. A winter entrance with a checkroom and ski storage area and direct access to the double garage.

Built by a local architect specializing in high-end chalets, all materials (wood, stone, etc.) come from Italy and all cupboards and storage have been made to measure. The chalet also benefits from a very good energy performance diagnosis.

Chamonix is a 10-minute drive away, as is the start of the Flégère cable car, and a bus stop is a 10-minute walk from the chalet, serving the village of Argentière and all its shops. The village of Le Lavancher is renowned for its calm and unspoilt mountain scenery, and you'll be able to take advantage of the departure points for numerous hikes with splendid views over

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## SURFACES

Living area 195 m<sup>2</sup>

## CARACTERISTICS

Number of rooms 6

Number of bedrooms 4

Second home Authorized

Parking places Not available

## FINANCIAL DATA

**Price**

**CHF 1'818'000.-**

**Availability**

To be discussed

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