

## LAVANCHER



Charming five-bedroom chalet close to ski lifts

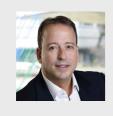
## CHF 1'818'000.-







n° ref. **039590** 



Cardis SA - Référencements Internationaux

Avenue Mon-Repos 22, 1005 Lausane

**Benjamin Lamers** +41 21 781 01 34 benjamin.lamers@cardis.ch



#### 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 m² 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 m² master suite with bathroom and shower area, a second 10 m² double bedroom and a separate shower room.
- Ground floor: two additional double bedrooms with

connecting shower rooms. A large 12 m² 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



the whole valley



#### **SURFACES**

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

#### **CARACTERISTICS**

Number of rooms6Number of bedrooms4Second homeAuthorizedParking placesNot available



#### **FINANCIAL DATA**

Price Availability CHF 1'818'000.-

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

















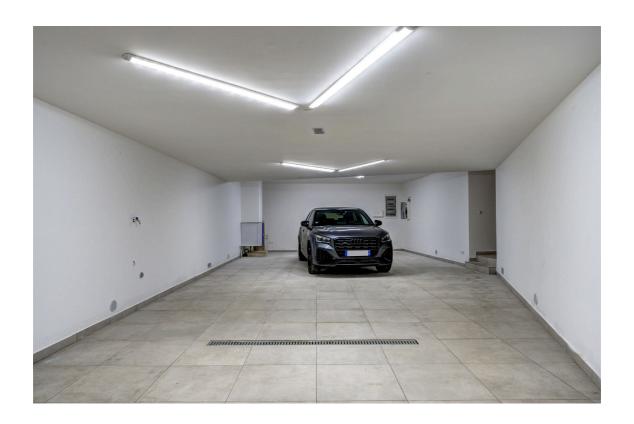














### Did you enjoy this sales brochure?

If you are the **owner of a property** and you wish to sell, do not hesitate to contact us. With our passion for success, we will accompany you through all the steps!

#### **FREE ESTIMATE**

Contact one of our 50 experts for a free valuation of your property.



## SELL WITH AN EXPERT

- We set the «right» price for the sale, taking into account the current market, to finalize the sale.
- You benefit from our services to enhance the value of your property in order to optimize its attractiveness.
- You have access to the prestigious Sotheby's International Realty brand and its international clientele.
- We manage visits, negotiations with your future buyers as well as financial and notary issues.

#### Jonathan Simon

Resale Development Manager +41 79 708 98 59 jonathan.simon@cardis.ch



#### A SPECIALISED SERVICE DEDICATED TO EXCEPTIONAL PROPERTIES

- ✓ An exclusive address book.
- Access to the Sotheby's International Realty network.
- A solid experience in the sale of prestigious properties.
- A tailor-made marketing and communication strategy.
- ✓ Specialist in «off-market» marketing.
- ✓ A follow-up at all times.

#### **Edouard Fragnière**

Exceptionnal Properties Officer +41 76 252 22 96 edouard.fragniere@cardis.ch



# OUR TEAM STUDIES AND VALUES PROPERTIES, LAND AND THEIR POTENTIAL DEVELOPMENTS

- Detailed study of the potential project of your land.
- Valuation of the land with a construction project.
- ✓ Land parcelling.
- ✓ Sale of land.
- Purchase proposal.
- Follow-up and support throughout the project.

#### **Martin Thibaud**

Head of promotion and development +41 21 781 01 25 martin thibaud@cardis.ch

«We had hesitated to use an agency for the sale of our property. We are very happy and relieved to have done so. The sale was quick and uncomplicated. This was thanks to an estimate that was totally in line with the reality of the property market, a magnificent brochure and the great competence of the person in charge of our file. We appreciated his professionalism, his clear communication, his availability and his dynamic and friendly attitude»



Alain C.