

# CHAMONIX-MONT-BLANC



Chalet Raphaël with breathtaking views

**CHF 2'656'000.-**



8



6



207 m<sup>2</sup>

n° ref. **039623**



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## SITUATION AND DESCRIPTION

The sublime Chalet Raphaël with six bedrooms, five bathrooms and a beautiful terrace offering breathtaking views of the Drus and Massif du Mont Blanc.

Nested in the highly sought-after Les Tines area, this modern property is just a stone's throw from the Chamonix Golf course, the Flégère ski area and the magnificent walks at Paradis de Praz, while enjoying privileged sunshine all year round.

The Chalet Raphaël includes a large fenced garden of around 1145 m<sup>2</sup>, a wellness area in the mazot with a sauna, as well as a jacuzzi allowing you to relax while admiring the breathtaking views in a very private setting.

The chalet benefits from a surface area of 207 m<sup>2</sup>, spread over three levels:

On the first floor:

- A beautiful open-plan living space with a kitchen, living room with wood-burning fireplace and dining room, and beautiful openings offering a magnificent view
- A master suite with large picture windows, direct access to the garden, as well as a vast bathroom including a bathtub, double washbasin and Italian shower,
- Guest toilet.

On the first floor:

- Two double bedrooms en suite with a shower room each, large picture windows offering breathtaking views of the massifs,
- One bedroom en suite with a shower room,
- A corridor/office area.

On the basement:

- One double bedroom en suite with a shower room,
- One double bedroom,
- Technical room/ski room that can be converted
- Laundry room,
- Guest toilet.

En annexe:

- A wellness area with sauna.
- A carport

This is an exceptional property, built with quality materials and elegant design, offering magnificent views and benefiting from a highly sought-after location.

You'll find the golf course just a few steps away, the Flégère ski lift a 15-minute walk away, as well as the bus stop and train station serving the entire valley nearby

## SURFACES

Living area	207 m <sup>2</sup>
Surface of parcel	1145 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	8
Number of bedrooms	6
Second home	Authorized
Parking places	Not available



## FINANCIAL DATA

**Price**

**CHF 2'656'000.-**

**Availability**

To be discussed

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Alain C.

