

CHAMONIX-MONT-BLANC



Chalet Raphaël with breathtaking views

CHF 2'656'000.-



8



6



207 m²

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 m², 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 m², 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 ²
Surface of parcel	1145 m ²

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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«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.

