



LUXURY 3 BEDROOM CHALET FOR SALE IN
MEGEVE , WITH AN INDOOR POOL IN A PRIVATE
LOCATION CLOSE TO THE TOWN.

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CLOSE TO THE ...



PROPERTY FACT FILE	
REFERENCE	A33852ADM74
PRICE	€ 4,600,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (4 466 019 EUR hors honoraires)
BEDROOM	3
BATHROOM	3
ACCOMMODATION	196 m²
LAND	1 100 m²
TOWN	Megève
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Traditional chalet with typical decor
- walking distance to the town 750m
- 3 ensuite bedrooms
- indoor swimming pool
- Megeve

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Located in a peaceful area just 10 minutes walk 750 m from the centre of Megeve. Chalet FOR SALE with indoor swimming pool . Enjoy time with the family in this timeless resort one of the most accessible and stylish resorts in the Alps. Whether in the winter or the summer months Megeve always has plenty to offer and the Palais

DESCRIPTIF

This 3 bedroom all ensuite chalet FOR SALE in Megeve set in its own wooded grounds offers a high level of privacy in a peaceful location yet is just a short walk (750m) from the cafes, shops and restaurants in the centre of Megeve.

Ground floor

spacious entrance hallway , plenty of space for coats and skiware
Fitness and relaxation area with indoor swimming pool with steam room and large fitness area
large windows give onto the decking to the south

first floor

main open plan living area with

comfortable lounge with a balcony which wraps round the chalet
fireplace snug with additional lounge seating
spacious dining room
fully equipped open plan kitchen with direct access to the garden
pantry
TV room / office

second floor

bedroom 1 - large principal bedroom with a balcony and an ensuite bathroom with bath, walk in shower , WC
bedroom 2 with ensuite bathroom
bedroom 3 with ensuite shower

a good sized garage and lovely gardens complete the chalet which provides easy access to the slopes at Jaillet linking to Combloux and at Rochebrune to join the Evasion Mont Blanc area ,the third largest in France with direct access to Saint Gervais, its famous Folie Douce restaurant, bar and caberet and the Mont Joly and Saint Nicolas

Just over an hour to Geneva airport (87km) Megeve is one of the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33852ADM74>

COMPLETE FILE AND PHOTO ON REQUEST

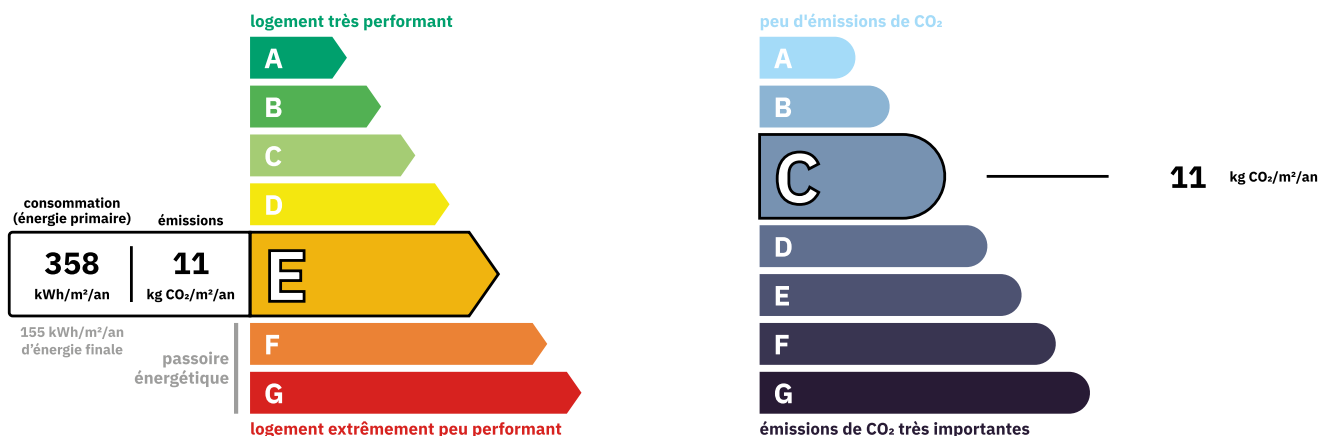


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Energy consuming**
Estimated annual energy costs
between 5240 € and 7130€ for 2024

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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