

**NEW BUILD , 3 bedroom, chalet style apartment FOR SALE in Megeve. 20% price refund possible . Mont Blanc view**



## INFORMATION

Town:	Megève
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	110 m2
Outside Space:	200 m2



## IN BRIEF

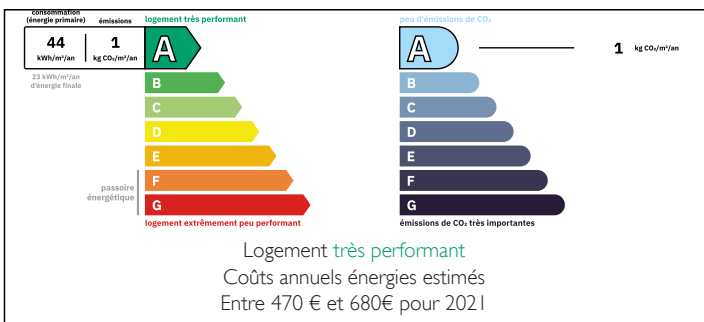
NEW BUILD 3 bedroom chalet style triplex FOR SALE in Megeve providing excellent accommodation with an open plan living and entertaining area with 2 balconies and three ensuite double bedrooms over the 3 floors .

The property is nearing completion and makes full use of wood, stone and glass and is very well insulated with a double A rating , underfloor heating from an energy-efficient heat pump and is ready for you to install the wood burning stove of your choice in the living room. After an active day on the slopes it's a perfect place to relax and to catch up with friends and family.

Sold with a garage and parking space

Possibility to recover 20% of the advertised price as a VAT refund, if you wish to make the chalet available...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

NEW BUILD 3 bedroom chalet style triplex FOR SALE in Megeve set over 3 floors.

Ground floor -

entrance hallway with storage

bedroom 3 , ensuite double bedroom of 13.7m<sup>2</sup> with shower and sink

WC with hand basin

utility area for washing machine and dryer

full sized garage and a tech room

1st floor

The open plan living space of 44.7m<sup>2</sup> is on the this elevated level to make the most of the views , with kitchen, dining and lounge areas and ready for a wood burning stove for that extra cosy feeling in the winter evenings. There are balconies to the front and rear to catch the sun and views subject to the time of day .

Top floor

Bedroom 1 12.8m<sup>2</sup> double bedroom with built in wardrobe and ensuite shower and WC, The room has its own wooden balcony .

Bedroom 2 12.56m<sup>2</sup> double bedroom with with its own wooden balcony, ensuite shower and WC and built in wardrobe .

20% reduction in price possible if you wish to make the chalet available for rental for a part of the year.

Megeve is one of the most prestigious and authentic of the French resorts and draws clients from all over the world . Geneva is just over an hours drive at 73 km.

With direct access into the Domaine Evasion Mont Blanc area Megeve, St Gervais Mont Blanc , Combloux , Les...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES