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## Luxury 6 bed ski Chalet for sale near to Combloux

Combloux , Haute-Savoie , Auvergne-Rhône-Alpes



# €3,650,000

inc. of agency fees

6 Beds   4 Baths   463 sqm   0.35 ha

6 bedroom ski chalet for sale in Combloux in Haute-Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

### At a Glance

<b>Reference</b>	MFH-ALPM4451224	<b>Near to</b>	Combloux	<b>Price</b>	€3,650,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Hab.Space</b>	463 sqm
<b>Land</b>	0.35 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Discover this charming property located on the heights of Combloux with breathtaking views of the Mont-Blanc massif. Close to the centre of Combloux village and a shuttle stop serving the Portes du Mont-Blanc and Domaine Evasion Megève ski areas, this chalet is built on a 3500 m<sup>2</sup> plot of land. Dating from 1970 and renovated, you will appreciate its total surface area of 516 sq.m, including 436 sq.m of living space,

comprising 6 bedrooms, 4 bathrooms, several reception rooms and a separate fitted kitchen. A real gem with great potential.

You're sure to fall in love!

## LAYOUT

### LEVEL 0

- A large entrance hall with cupboards / wardrobe
- A guest toilet
- A wine cellar
- A ski-room
- A boiler room / laundry room
- A first en-suite bedroom
- A large reception room with bar and office area of about 60m<sup>2</sup>.

### LEVEL 1

- A landing leading to a living/dining room decorated around a large open fireplace
- A separate fully equipped kitchen giving access to a large covered terrace
- A second double bedroom with cupboards
- A guest toilet
- A second TV lounge with mezzanine and office area
- Three bedrooms and bathrooms

### LEVEL 2

- A master bedroom including a dressing room and a bathroom of about 50 m<sup>2</sup> with a view of the Mont-Blanc chain.

### ANNEX

- A double garage

## Summary

Property type:	Chalet
Bedrooms:	6
Bathrooms	4
Price	€3,650,000

## Key Information

Year Built:	1972
Internal Area:	463 sqm
Land Area:	0.35 ha
Number of Fireplaces:	1
Has an Office / Study?	Yes
Has a Terrace?	Yes

## Location: Auvergne-Rhône-Alpes



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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