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## Luxury 4 bed ski Chalet for sale near to Combloux

Combloux , Haute-Savoie , Auvergne-Rhône-Alpes



# €1,975,000

inc. of agency fees

4 Beds      2 Baths      176.8 sqm

4 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-ALPM5536726	<b>Near to</b>	Combloux	<b>Price</b>	€1,975,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	176.8 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just five minutes from the center of Combloux, Chalet Bruyère offers a unique experience combining luxury and nature. Nestled in a lush green setting, this property boasts breathtaking views of Mont-Blanc and the Aravis range, ensuring absolute tranquility.

With a living area of 177 m<sup>2</sup>, this chalet features bright and welcoming spaces. The main living area,

complete with a fireplace, opens onto a 45 m<sup>2</sup> terrace, perfect for admiring the Alpine scenery. The four bedrooms include a master suite on the ground floor with a private balcony and an additional suite on the top floor. A room on the garden level offers customizable space, ideal for a home office or gym.

Designed by Grosset Janin, this chalet blends traditional architecture with modern comfort using premium materials and meticulous finishes. Its prime location provides easy access to amenities while being surrounded by the natural beauty of the Alps.

## LAYOUT

### LEVEL 0 :

- A large entrance with storage and a built-in bench
- A customizable room with an adjoining bathroom
- A technical room for the heating system and other equipment
- An independent toilet
- A garage suitable for cars, motorcycles, and bicycles

### LEVEL 1 :

- An open-plan living space with a fully equipped kitchen, a lounge, and a dining area
- A large 45 m<sup>2</sup> terrace with stunning views of the Aravis range
- A master bedroom with a private balcony and an en-suite bathroom

### LEVEL 2 :

- One individual bedroom
- One dormitory-style bedroom
- A shared bathroom
- An independent toilet
- A master suite with a private en-suite bathroom

## Summary

Property type:	Chalet
Bedrooms:	4
Bathrooms	2
Price	€1,975,000

## Key Information

Year Built:	2024
Internal Area:	176.8 sqm
Number of Fireplaces:	1
Has a Terrace?	Yes

## Location: Auvergne-Rhône-Alpes



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