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Chalet Drus

Les Praz, Chamonix & Vallée, Mont Blanc

3 900 000 €uros



Contact

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Key Features

Price	3 900 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Praz
Bedrooms	5
Bathrooms	3
Floor area	305 m²
Land area	1700 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Enclosed fire
Nearest skiing	1.4 km
Nearest shops	1.5 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	C (100)
CO2 emissions	D (30)
Agency fees	Paid by the seller

Property Description

Presenting Chalet Drus - a spacious chalet set in private grounds in sunny Les Tines, close to the Golf and Flégère ski lift. Built in 2005 by a local artisan the chalet is both traditional and contemporary, with a high standard of finish throughout.

The 80m2 living area enjoys double height windows that perfectly frame Les Drus and the Mont Blanc massif, creating a breathtaking viewing experience from the comfort of the sofa.

There is a well maintained mature garden of 1700m2 with panoramic views, and the sun's rays reach it year round. A jacuzzi and well maintained decking area with terrace provide a delightful outdoor area for relaxing and taking in the views. The triple aspect orientation of the chalet ensures sun from morning until late. The golf course and Flégère ski lift are nearby, as are the train and bus stops, making it a well placed and accessible property.

The chalet is spread over three levels, and comprises thus:

On the ground floor is the large living area with wood insert and direct access to the garden, dining area, and open-plan Italian kitchen with access to covered exterior terrace for al fresco dining. Also on this floor is an office, utility room, two bedrooms (one with French doors into garden) WC and double garage. Upstairs are three more bedrooms, including the master suite, bathroom, WC, mezzanine for TV den or additional sleeping. In the basement is a Japanese bath, sauna, boiler room and additional rooms currently used for storage.

Heating is underfloor.

The total surface area is 305m2 plus the cave and garage, of which 255m2 is habitable.

Chalet Drus is a fine property and makes an excellent Alpine abode from which to enjoy the mountains.











