

## Chalet Chintalaya

108 Avenue de l'Aiguille du Midi  
74400 CHAMONIX MONT-BLANC

### Financial Information

Sale Price:	€1,495,000
Notaire Fees:	€104,700
Taxe d'Habitation:	TBC
Taxe Fonciere:	€2064 pa

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### Description

Bedrooms:	5
Bathrooms:	5
Habitable Area:	168m <sup>2</sup>
Total Area:	184m <sup>2</sup>
Land Area:	685m <sup>2</sup>
Balcony:	Yes
Terrace:	Yes
Garden:	Yes
Parking:	Yes



### Situation

Area:	Town centre
Proximity:	Aiguille du Midi
Orientation:	South-East

### Building Description

Heating:	Gas
Hot Water:	Gas
Roof:	Metal
Year of construction:	1980s
Year of renovation:	1990s onwards
Number of Floors:	2

### Additional Information

A modern-styled, traditional Savoyard chalet right in the centre of Chamonix. Tucked just off Avenue de l'Aiguille du Midi in a quiet spot, the chalet has 5 ensuite bedrooms with a dining/kitchen area and separate living area plus TV room.

- Renovated, 5 bedroom chalet (all ensuite)
- Tranquil position in the town centre
- Garden and wrap-around balcony with Mont Blanc views
- Strong rental history
- All furniture included, ready-made investment property

