

## Chalet Flocons 3

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

### Financial Information

Sale Price:	€2,042,583
Notaire Fees:	€36,300
Taxe d'Habitation:	TBC
Taxe Fonciere:	TBC

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### Description

Bedrooms:	4
Bathrooms:	3
Habitable Area:	122m <sup>2</sup>
Total Area:	144m <sup>2</sup>
Land Area:	730m <sup>2</sup>
Available:	December 2020
Balcony:	Yes
Terrace:	Yes
Garden:	Yes
Parking (internal):	Yes



### Situation

Area:	Les Tines
Proximity:	Les Praz, golf course, La Flégère

### Building Description

Heating:	Underfloor via air-source heat pump
Hot Water:	Air-source heat pump
Orientation:	South-West
Construction type:	Timber
Facade:	Timber with render below
Roof:	Metal
Year of construction:	2020
Number of Floors:	2

### Additional Information

A brand new development of 4 chalets due for delivery in December 2020, each with its own architectural identity. Orientated towards the south-west, the chalets have impressive views of Mont Blanc and les Drus plus surrounding peaks. Sold furnished.

- New build, 4 bedroom chalet in an exclusive area
- Traditional chalet styling with modern, added height living space
- Energy efficient, air-source heating system
- Bulthaup kitchen and choice of internal finishes
- Reduced purchase fees & opportunity to reclaim the TVA (20%) on purchase

