

## Chalet Ilettes

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

### Financial Information

Sale Price:	€3,500,000
Notaire Fees:	€60,000
Taxe d'Habitation:	TBC
Taxe Fonciere:	TBC

France tel:	+33 (0) 4 80 96 50 01
UK tel:	+44 (0) 20 3773 5678
Fax:	+33 (0) 4 80 80 61 92
Email:	sales@mountain-base.com
Web:	mountain-base.com

### Description

Bedrooms:	6
Bathrooms:	6
Habitable Area:	296m <sup>2</sup>
Land Area:	966m <sup>2</sup>
Balcony:	Yes
Terrace:	Yes
Garden:	Yes
Parking:	Yes
Parking (internal):	Yes

### Situation

Area:	Les Praz
Proximity:	La Flégère

### Building Description

Heating:	Géothermal heat pump
Hot Water:	Géothermal heat pump
Available:	End 2022
Orientation:	South
Construction type:	Reinforced concrete
Facade:	Timber
Roof:	Metal
Year of construction:	2022
Number of Floors:	3



### Additional Information

A new build, 6 bedroom chalet under construction with delivery for end-2022. With large, floor to roof windows, the chalet will boast magnificent, open views of the mountains from the living space including Mont Blanc and les Drus.

- New build 6 bedroom chalet due for delivery end 2022
- Excellent location by the village of les Praz and la Flégère lift
- Stunning, uninterrupted views of Mont Blanc and the surrounding peaks
- Domotique home technologies and quality finishes
- Reduced purchase fees and opportunity to reclaim the TVA (20%) on purchase

