

## Chalet Chalet Rose

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

### Financial Information

Sale Price:	€4,900,000
Notaire Fees:	€339,200

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### Description

Bedrooms:	7
Bathrooms:	6
Habitable Area:	329m <sup>2</sup>
Total Area:	360m <sup>2</sup>
Land Area:	1218m <sup>2</sup>
Terrace:	No
Garden:	Yes
Ski Locker:	Yes

### Situation

Area:	-
Proximity:	This property is in Chamonix-Mont-Blanc Close to: Bus, Town centre, Golf, Park, Ski slope, Supermarket & Tennis
View:	Mont Blanc views

### Building Description

Heating:	Geothermal
Hot Water:	-
Year of construction:	2020
Number of Floors:	2



### Additional Information

Exceptional opportunity to purchase a large, newly built chalet in the privileged Plaine des Praz area of Chamonix. The property is currently configured as a main, south-west facing chalet with 4 bedrooms and a second, east-facing 3 bedroom chalet. With no structural walls between the 2 parts, the property could easily become a single chalet should a buyer wish.

- Large, new-build chalet currently configured as 2 independent properties
- Wonderful, panoramic views of the mountains including Mont Blanc
- Excellent location in les Praz, easily walkable to Chamonix, the pool and tennis courts
- Good sized, flat garden enjoying year round sunshine
- Geothermal heating and hot water, energy efficiency A

