

## Chalet Ibex

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

### Financial Information

Sale Price:	€2,350,000
Notaire Fees:	€163,400
Taxe d'Habitation:	TBC
Taxe Fonciere:	€2263 pa

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### Description

Bedrooms:	5
Bathrooms:	5
Habitable Area:	210m <sup>2</sup>
Land Area:	580m <sup>2</sup>
Balcony:	Yes
Terrace:	Yes
Garden:	Yes
Parking (internal):	Yes

### Situation

Area:	Les Moussoux
Proximity:	Planpraz cable car, town centre

### Building Description

Heating:	Mains gas
Hot Water:	Mains gas
Year of construction:	1925
Number of Floors:	4



### Additional Information

This 5 bedroom, 5 bathroom house is spread across 4 floors and set on a 580m<sup>2</sup> plot. A traditional 'maison de pays' (townhouse), Maison Ibex sits in an elevated position above Chamonix town centre in Les Moussoux. It's only 300m from the Brevent ski lifts in one direction and equidistant from the town centre in the other direction. The property also features two single bedrooms/offices making it perfect for working from home.

- Rare-to-the-market 5 bedroom townhouse
- Elevated position, close to the ski lifts and town centre
- Great potential to renovate or extend
- Ideal spaces for working from home
- Proven rental income

