

## Chalet Napoleon

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

### Financial Information

Sale Price:	<b>€1,495,000</b>
Notaire Fees:	<b>€105,000</b>
Taxe d'Habitation:	<b>€3001 pa</b>
Taxe Fonciere:	<b>€3797 pa</b>

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### Description

Bedrooms:	<b>11</b>
Bathrooms:	<b>6</b>
Habitable Area:	<b>365m<sup>2</sup></b>
Total Area:	<b>585m<sup>2</sup></b>
Land Area:	<b>2462m<sup>2</sup></b>
Heating:	<b>Solar/fuel</b>
Hot Water:	<b>Solar/fuel</b>
Terrace:	<b>Yes</b>
Garden:	<b>Yes</b>
Parking:	<b>Yes</b>
Parking (internal):	<b>Yes</b>



### Situation

Area:	<b>Passy</b>
Proximity:	<b>La Motte</b>

### Building Description

Orientation:	<b>South</b>
Construction type:	<b>Stone</b>
Facade:	<b>Stone/render</b>
Roof:	<b>Tiles</b>
Year of construction:	<b>1850</b>
Number of Floors:	<b>4</b>

### Additional Information

A substantial country house on the south-facing slopes above the Arve Valley. Rumoured to have been built for Napoleon III in 1850, the house has been carefully renovated to retain much of its original character and charm.

- Sizeable, 8 bedroom character property on a large plot of land
- Two separate duplex apartments plus garaging
- Numerous period features, high ceilings and large windows
- Wonderful, open views of the Arve Valley
- Easy access to A40 (Geneva) and several ski areas

