

## Apartment Beauregard A402

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

### Financial Information

Sale Price: **€1,315,000**  
Notaire Fees: **€23,800**

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### Description

Bedrooms: **4**  
Habitable Area: **113m<sup>2</sup>**  
Total Area: **113m<sup>2</sup>**  
Balcony: **No**

### Situation

Proximity: **This property is in Morzine Close to: Bus, Town centre, Movies, Day care, Primary school, Bus hub, Lake, Doctor, Park, Public parking, Ski slope, On main road, Sport center, Supermarket, Tennis & Shops**



### Building Description

Floor: **Fourth**  
Heating: **Heat pump**  
Hot Water: **-**  
Facade: **Concrete**  
Year of construction: **2025**

### Additional Information

A complete renovation of a former hotel, Beauregard is a development of 17 luxury apartments and 2 new build, independent chalets.

- 4-bedroom and 3-bathroom apartment
- 2 large balconies facing southwest and north
- Excellent location, close to the centre and open views of the Pleney slopes
- Delivery 2nd quarter 2025
- Reduced notaire's fees and potential to reclaim 20% VAT on the price

