

## Chalet Chalet Adamantin

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

### Financial Information

Sale Price:	€1,750,000
Notaire Fees:	€31,000

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### Description

Bedrooms:	4
Bathrooms:	2
Habitable Area:	132m <sup>2</sup>
Total Area:	164m <sup>2</sup>
Ski Locker:	Yes

### Situation

Area:	Les Gaillands
Proximity:	This property is in Chamonix-Mont-Blanc Close to: Bus, Shops & Ski slope

### Building Description

Heating:	Electric
Hot Water:	-
Facade:	Concrete
Year of construction:	2026



### Additional Information

Chalet Adamantin is a new-build, 4-bedroom chalet in the "les Gaillands" sector of Chamonix, just under a 15-minute walk to the west of the town centre and a 5-minute from the Gaillands lake, climbing wall and many trails through the forest. The chalet will be built over 2 floors plus mezzanine, the main living area being on the 1st floor with cathedral ceilings, making the most of the spectacular, south-facing views looking directly at Mont Blanc.

- New-build, 4-bedroom chalet
- 15 minutes' walk to Chamonix centre
- Quality finishes with the option to influence design/style
- Integral garage and ski/boot room (as designed)
- Reduced notaire's fees and potential to reclaim nearly €300,000 from the price

