

## Chalet Chalet Alpaga

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

### Financial Information

Sale Price:	€3,590,000
Notaire Fees:	€248,600

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### Description

Bedrooms:	4
Bathrooms:	4
Habitable Area:	238m <sup>2</sup>
Total Area:	255m <sup>2</sup>
Land Area:	1162m <sup>2</sup>
Garden:	Yes

### Situation

Proximity:	This property is in Chamonix-Mont-Blanc Close to: Bus, Shops, Ski slope & Supermarket
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### Building Description

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



### Additional Information

Chalet Alpaga is a new-build, 4-bedroom chalet in the "les Mouilles" sector of Chamonix, just under a 10-minute walk to the east of the town centre. The chalet will be built over 3 floors, the main living area being on the 1st floor with cathedral ceilings, making the most of the south-west facing view of the mountains.

- New-build, 4-bedroom, 4-bathroom chalet
- 10 minutes' walk to Chamonix centre
- Quality finishes with the option to influence design/style
- Integral garage, gym and games/cinema room (as designed)
- Reduced notaire's fees and potential to reclaim nearly €600,000 from the price

