

## Chalet Chalet Astoria

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

### Financial Information

Sale Price: €5,800,000  
Notaire Fees: €98,100

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### Description

Bedrooms: 5  
Bathrooms: 5  
Habitable Area: 271.5m<sup>2</sup>  
Total Area: 340m<sup>2</sup>  
Land Area: 6079m<sup>2</sup>  
Terrace: No  
Parking (internal): No

### Situation

This property is in  
Chamonix-Mont-Blanc  
Proximity: Close to: Bus, Town  
centre, Shops, Ski slope  
& Supermarket  
View: Mont Blanc views

### Building Description

Heating: Heat pump  
Hot Water: -  
Facade: Concrete  
Year of construction: 2024  
Number of Floors: 3



### Additional Information

Chalet Astoria is a newly-completed 5-bedroom chalet in one of the most exceptional positions in the Chamonix Valley. This stunning chalet, high up on the south-facing slopes of les Nants and backing onto the forest, has incredible, panoramic views of the mountains including the Bossons glacier, the Drus and Mont Blanc itself.

- Newly-completed 5-bedroom chalet in les Nants
- Exceptional views across the Valley of Mont Blanc, the glaciers and les Drus
- Tranquil environment with substantial grounds leading up to the forest
- Sunny aspect facing towards the south, above the Valley floor
- Potential to reclaim 20% VAT on the price if renting (net price €4.83m)

