

## Chalet Chalet Avenieres

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

### Financial Information

Sale Price: €3,350,000  
Notaire Fees: €232,100

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### Description

Bedrooms: 5  
Bathrooms: 6  
Habitable Area: 302m<sup>2</sup>  
Total Area: 404m<sup>2</sup>  
Land Area: 1664m<sup>2</sup>  
Cellar: Yes  
Hot tub: Yes

### Situation

This property is in Morzine Close to: Bus, Town centre, Shops, Proximity: Primary school, Lake, Doctor, Park, Public parking, Ski slope & Supermarket



### Building Description

Heating: Heat pump  
Hot Water: -  
Facade: Concrete  
Year of construction: 2009

### Additional Information

A magnificent chalet, built in 2008, located close to the pretty village of Montriond, a 5-minute drive (or 30-minute walk) along the river to Morzine centre. Set in a private and elevated position offering fabulous, uninterrupted south-facing views over to the Pleney slopes.

- 5 ensuite bedroom chalet with the master suite occupying the entire top floor
- Impressive, double-height living area with beautiful stone fireplace
- Gardens and land owned by the chalet protecting its privacy and views
- Sauna, jacuzzi, playroom, wine cave, boot-room and outdoor BBQ
- Geo-thermal heating and hot water

