

## Chalet Chalet Bettaix -offline

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

### Financial Information

|               |                   |
|---------------|-------------------|
| Sale Price:   | <b>€4,680,000</b> |
| Notaire Fees: | <b>€323,400</b>   |

|             |  |
|-------------|--|
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### Description

|                 |                          |
|-----------------|--------------------------|
| Bedrooms:       | <b>6</b>                 |
| Bathrooms:      | <b>4</b>                 |
| Habitable Area: | <b>165m<sup>2</sup></b>  |
| Total Area:     | <b>286m<sup>2</sup></b>  |
| Land Area:      | <b>1866m<sup>2</sup></b> |
| Balcony:        | <b>Yes</b>               |
| Terrace:        | <b>Yes</b>               |

### Situation

This property is in  
**Chamonix-Mont-Blanc**  
Proximity: **Close to: Bus, Town  
centre, Shops, Train  
station, Golf & Ski slope**



### Additional Information

A large chalet in original but good condition, set on a large plot in the sought-after Les Bois area. The chalet, built in 1983, is spread over 3 floors. It is possible to build a smaller, second chalet in the garden with a footprint of 129m<sup>2</sup>, subject to planning.

- 6 bedroom chalet in one of the most sought after areas in the Valley
- Lots of potential and possibilities including adding a guest house, a pool or a separate garage or converting the garage into living space
- Large gardens with incredible views
- Very private
- No urgent work required, only aesthetics

