

## Chalet Chalet Gaudenays

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

### Financial Information

|               |            |
|---------------|------------|
| Sale Price:   | €5,750,000 |
| Notaire Fees: | €97,200    |

|             |                         |
|-------------|-------------------------|
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| Email:      | sales@mountain-base.com |
| Web:        | mountain-base.com       |

### Description

|                 |                   |
|-----------------|-------------------|
| Bedrooms:       | 5                 |
| Bathrooms:      | 5                 |
| Habitable Area: | 356m <sup>2</sup> |
| Total Area:     | 392m <sup>2</sup> |
| Land Area:      | 951m <sup>2</sup> |
| Terrace:        | Yes               |
| Hot tub:        | Yes               |

### Situation

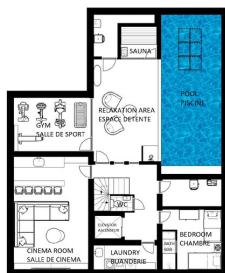
|            |   |
|------------|---|
| Area:      | Les Bois  |
| Proximity: | This property is in<br>Chamonix-Mont-Blanc<br>Close to: Town centre,<br>Shops & Ski slope |
| View:      | Mont Blanc views  |



### Additional Information

A stunning new build 5 bedroom, 5 bathroom chalet in the sought after area of Les Bois. The chalet will feature an impressive open plan living area with double height, a large terrace, indoor swimming pool, cinema room and spa/sauna facilities.

- New build 5 bedroom chalet due for delivery late 2024
- Wonderful, uninterrupted views of Mont Blanc range
- Choice of internal finishes and design
- Sought after area of Les Bois, just a short walk from the La Flégère lift and golf course
- Reduced purchase fees and opportunity to reclaim the TVA (20%) on purchase



BASEMENT  
SOUS-SOL



GROUND FLOOR  
REZ-DE-CHAUSSEE

