

# LES GETS

ref: chalet magy

## Chalet Chalet Magy

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

### Financial Information

|                 |           |
|-----------------|-----------|
| Sale Price:     | €698,000  |
| Notaire Fees:   | €50,000   |
| Service Charge: | €1,068 pa |
| Taxe Fonciere:  | €900      |

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

### Description

|                 |                     |
|-----------------|---------------------|
| Bedrooms:       | 3                   |
| Bathrooms:      | 3                   |
| Habitable Area: | 88.1m <sup>2</sup>  |
| Total Area:     | 138.4m <sup>2</sup> |
| Land Area:      | 840m <sup>2</sup>   |
| Terrace:        | Yes                 |
| Garden:         | Yes                 |
| Cellar:         | Yes                 |

### Situation

|            |  |
|------------|--|
| Area:      | Magy   |
| Proximity: | This property is in Les Gets Close to: Bus, Town centre, Movies, Shops, Day care, Primary school, Bus hub, Lake, Doctor, Ski slope, Sport center & Supermarket |

### Building Description

|                       |          |
|-----------------------|----------|
| Heating:              | Electric |
| Hot Water:            | -        |
| Facade:               | Concrete |
| Year of construction: | 1976     |



### Additional Information

Chalet Magy is a 3-bedroom, 3-bathroom property with stunning south-facing mountain views. Situated in an elevated and sought after area of Les Gets, this traditional Alpine chalet has mature gardens, balconies, terraces and includes a separate apartment plus a Mazot.

- 3-bedroom, 3-bathroom chalet in the Les Perrières area of Les Gets (including a separate 1-bedroom apartment)
- Open plan living area with woodburner
- Potential to develop the existing Mazot into a separate 1-bedroom apartment
- Stunning views from balconies and gardens
- Walking distance to Les Gets village centre

