

# VALLÉE D'AULPS

ref: chalet nantaux

## Chalet Chalet Nantaux

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

### Financial Information

Sale Price:	€775,000
Notaire Fees:	€55,300
Taxe d'Habitation:	€742
Taxe Fonciere:	€513

France tel:	+33 (0) 4 80 96 50 01
UK tel:	+44 (0) 20 3773 5678
Fax:	+33 (0) 4 80 80 61 92
Email:	sales@mountain-base.com
Web:	mountain-base.com

### Description

Bedrooms:	3
Bathrooms:	3
Habitable Area:	300m <sup>2</sup>
Total Area:	300m <sup>2</sup>
Land Area:	252m <sup>2</sup>
Terrace:	Yes

### Situation

This property is in  
Saint-Jean-d'Aulps  
Close to: Bus, Town  
Proximity: centre, Shops, Primary  
school, , Lake, Doctor,  
Public parking, Ski  
slope & Supermarket

### Building Description

Heating:	Fuel oil
Hot Water:	-
Facade:	Concrete
Year of renovation:	2016



### Additional Information

A traditional detached chalet, originally a Savoyard farmhouse with extension potential. The first floor was recently renovated into a 3 bedroom apartment with a good-sized living space, large open plan kitchen and wrap-around balcony. The top floor offers huge potential to convert the barn into a further 100+ m<sup>2</sup> of living space to your design, with original beams and good height. The ground floor garage 100m<sup>2</sup> can also be converted into more living space.

- Well-appointed 3-bedroom apartment
- Large attic/grenier to renovate with original beams and good height
- Mountain views
- Large basement with covered parking and workshop
- Strong rental history

