

## Chalet Chalet Queen

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

### Financial Information

Sale Price:	€2,150,000
Notaire Fees:	€149,700

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### Description

Bedrooms:	6
Bathrooms:	2
Habitable Area:	122m <sup>2</sup>
Total Area:	m <sup>2</sup>
Land Area:	1195m <sup>2</sup>

### Situation

This property is in  
Chamonix-Mont-Blanc  
Close to: Bus, Town  
Proximity: centre, Shops, Day care,  
Golf, Public parking, On  
main road &  
Supermarket



### Building Description

Year of construction:	1969
Year of renovation:	2014

### Additional Information

Chalet Queen is a single-storey property in the prestigious les Bois area of Chamonix with significant development potential. The property is on a good-sized, flat plot close to the golf course, Flégère lift and village of les Praz and has excellent views of both les Drus and the Mont Blanc range.

- Existing chalet with significant extension potential to a total of 322m<sup>2</sup>
- Located in the sought-after les Bois area
- Impressive, uninterrupted views of les Drus and the Mont Blanc range
- Proximity to the Flégère lift, golf course and les Praz
- High-end rental and added-value potential

