

## Apartment Chalets Des Cimes B12

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

### Financial Information

Sale Price:	€248,000
Notaire Fees:	€6,200

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:	1
Bathrooms:	1
Habitable Area:	45.8m <sup>2</sup>
Total Area:	45.8m <sup>2</sup>
Balcony:	Yes
Parking (internal):	Yes

### Situation

This property is in  
Abondance Close to:  
Bus, Town centre,  
Proximity: Shops, Primary school,  
Doctor, Ski slope &  
Supermarket



### Building Description

Floor:	First
Facade:	Concrete
Year of construction:	2026
Number of Floors:	3

### Additional Information

A development of 31 new-build apartments across two chalet style buildings, with traditional carpentry and elegant architecture. Chalet des Cimes is right at the foot of the "Retour Village" blue piste in Abondance thus genuinely ski-in, ski-out and 200 metres from the centre of the village itself.

- A 1st floor 1 bedroom 45 m2 apartment
- North-East facing balcony
- Ski-in, ski-out
- Competitively priced at sub-€6,000 per m2
- Reduced notaire's fees and potential to reclaim 20% VAT on the price

