

## Chalet Ferme des Prés

### Financial Information

|               |            |
|---------------|------------|
| Sale Price:   | €1,750,000 |
| Notaire Fees: | €131,200   |

### Description

|                 |                   |
|-----------------|-------------------|
| Bedrooms:       | 0                 |
| Habitable Area: | m <sup>2</sup>    |
| Total Area:     | 330m <sup>2</sup> |

### Situation

|            |                                                                                   |
|------------|-----------------------------------------------------------------------------------|
| Proximity: | This property is in<br>Chamonix-Mont-Blanc<br>Close to: Bus, Shops &<br>Ski slope |
|------------|-----------------------------------------------------------------------------------|

### Building Description

|                       |      |
|-----------------------|------|
| Year of construction: | 1873 |
|-----------------------|------|

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|             |                       |
|-------------|-----------------------|
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### Additional Information

Presenting Ferme des Prés, located in Les Pèlerins, just a few minutes from the centre of Chamonix, this exceptional property comprises a historic farmhouse dating from the early 1700s, set on approximately 4,000 m<sup>2</sup> of flat land. Offering around 300 m<sup>2</sup> of existing surface area as well as a traditional, 2-story, mazot, the estate presents a rare opportunity to create a most remarkable private residence.

- Historic farmhouse dating from the early 1700s
- Approximately 4,000 m<sup>2</sup> of flat land
- Around 300 m<sup>2</sup> of existing surface area plus a traditional mazot
- Potential to renovate and extend, subject to planning permissions

