

## Chalet Iris

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

### Financial Information

Sale Price:	€3,250,000
Notaire Fees:	€241,800
Taxe Fonciere:	€1,800

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### Description

Bedrooms:	6
Bathrooms:	5
Habitable Area:	357m <sup>2</sup>
Total Area:	357m <sup>2</sup>
Land Area:	1200m <sup>2</sup>
Terrace:	Yes
Ski Locker:	Yes

### Situation

Area:	Les Puthays La Turche
	This property is in Les
Proximity:	Gets Close to: Town
	centre & Ski slope



### Building Description

Heating:	Electric
Hot Water:	-
Facade:	Stone
Year of construction:	1865
Year of renovation:	2014

### Additional Information

This 6-bedroom chalet is a renovated former farmhouse located directly on the slopes above Les Gets, offering genuine ski-in ski-out access in a well-established and private setting. Arranged over multiple levels, the property is centred around a double-height living area spanning the full length of the chalet. The renovation retained the original volume and structure of the farmhouse, resulting in generous ceiling heights and well-proportioned rooms throughout.

- Direct ski-in ski-out access
- Renovated 6-bedroom, 5-bathroom farmhouse
- Double-height living space
- 2,000m<sup>2</sup>+ land parcel with development potential (subject to planning)
- Lower ground floor with scope for gym, cinema or leisure suite

