

# LES GETS

ref: lumina b204

## Apartment Lumina B204

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

### Financial Information

Sale Price:	€913,000
Notaire Fees:	€17,200

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### Description

Bedrooms:	3
Bathrooms:	2
Habitable Area:	109m <sup>2</sup>
Total Area:	109m <sup>2</sup>
Balcony:	No

### Situation

This property is in Les Gets Close to: Bus, Town centre, Movies, Shops, Day care, Primary school, Bus hub, Lake, Doctor, Public parking, Ski slope, Sport center & Supermarket



### Additional Information

A stylish new development in the Perrières sector of Les Gets, just a few hundred metres from the ski lift of the same name and the brand new "Alpine Coaster". Located at the entrance of Les Gets, with a handful of bars, restaurants and a supermarket in the immediate vicinity, Lumina is just over 1km from the village centre itself and right by the free shuttle bus.

- A 1st floor 3 bed apartment with 4 balconies with mountain views.
- Excellent location close to the slopes
- Competitively priced at sub-€9000 per m<sup>2</sup>
- Quality construction including domotic controlled heating and electric roller-shutters
- Reduced notary fees and opportunity to reclaim 20% VAT on purchase

### Building Description

Floor:	First
Facade:	Concrete
Year of construction:	2025
Number of Floors:	4

