

## Chalet Maison Sapins

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

### Financial Information

Sale Price:	€4,250,000
Notaire Fees:	€315,600
Taxe Fonciere:	€1,291

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### Description

Bedrooms:	4
Bathrooms:	4
Habitable Area:	206m <sup>2</sup>
Total Area:	217m <sup>2</sup>
Land Area:	1594m <sup>2</sup>
Terrace:	Yes
Garden:	Yes

### Situation

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

### Building Description

Heating:	Heat pump
Hot Water:	-
Roof:	Metal roof
Year of construction:	1927
Year of renovation:	2023



### Additional Information

Fully renovated in 2023, Maison Sapins is a four-bedroom 'Maison de Pays' originally constructed as a family summer residence in the 1920s. It stands on almost 1600m<sup>2</sup> of level ground in Plaine des Praz just a few minutes' stroll from the La Flégère ski area and the Chamonix Golf Club.

- Recently renovated 'maison de pays' with 4-bedroom, 4-bathroom in Plaine des Praz
- 5-minute walk to the La Flégère ski area and golf course. 100m from the main Chamonix bus stop.
- Large, south-west facing flat garden with fantastic views of Mont-Blanc, Les Drus and the other surrounding peaks
- Highly energy-efficient, DPE rating A
- High ceilings throughout giving it a majestic feel

