

# LES GETS

ref: montloft 3

## Apartment Montloft 3

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

### Financial Information

Sale Price:	€1,998,000
Notaire Fees:	€35,100

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Email:	sales@mountain-base.com
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### Description

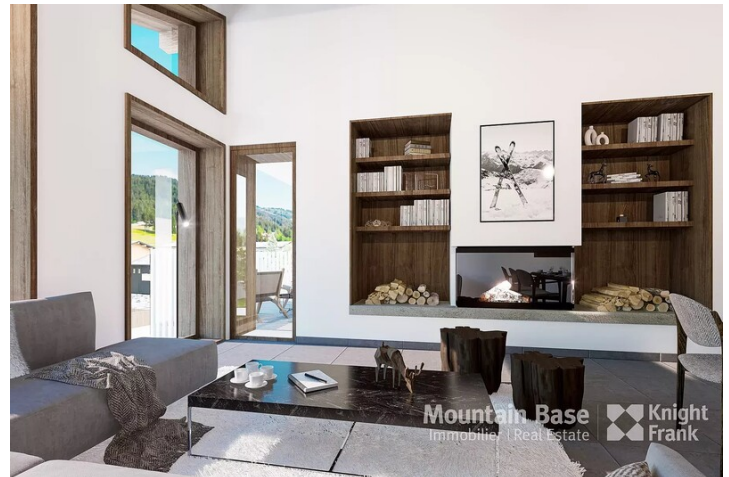
Bedrooms:	4
Bathrooms:	1
Habitable Area:	170m <sup>2</sup>
Total Area:	170m <sup>2</sup>
Balcony:	Yes
Terrace:	Yes
Cellar:	Yes

### Situation

Proximity:	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
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### Building Description

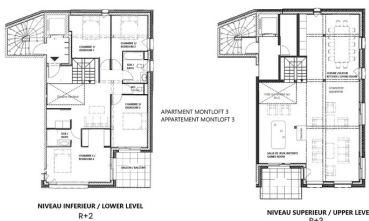
Floor:	Second
Heating:	Gas
Hot Water:	-
Facade:	Concrete
Year of construction:	2025
Number of Floors:	3



### Additional Information

An exclusive development of large, chalet-inspired apartments in the centre of Les Gets. This small project, of only 4 loft-style apartments, has been specifically designed to make the most of the fabulous, south-facing views across the village to the Chavannes pistes. Just metres from the village centre and a gentle stroll to both the Chavannes and Mont Chéry lifts, the development is ideally placed for easy access to all the amenities on offer.

- Unique, loft-style penthouse apartment of 170m<sup>2</sup> with 4 bedrooms, 4 bathrooms and large games room
- Built to the latest energy efficiency standards (RT2020)
- Bespoke finishes and layout (potential for an 2 extra bedrooms)
- 1 covered parking spaces plus 1 exterior space, cave
- Reduced notaire's fees and potential to reclaim 20% VAT from the purchase price



Montloft

