

## Chalet Nova

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

### Financial Information

Sale Price:	<b>€2,650,000</b>
Notaire Fees:	<b>€197,600</b>

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### Description

Bedrooms:	<b>6</b>
Bathrooms:	<b>6</b>
Habitable Area:	<b>245m<sup>2</sup></b>
Total Area:	<b>282m<sup>2</sup></b>
Land Area:	<b>909m<sup>2</sup></b>
Ski Locker:	<b>Yes</b>
Hot tub:	<b>Yes</b>

### Situation

Proximity: **This property is in Morzine Close to: Bus, Shops & Ski slope**

### Building Description

Heating:	<b>Heat pump</b>
Hot Water:	<b>-</b>
Facade:	<b>Concrete</b>
Year of construction:	<b>2023</b>



### Additional Information

Chalet Nova is a recently-completed, 6-bedroom chalet of exceptional quality, mid-way between Morzine and Montriond. The chalet is on 3 floors, each split in half-levels, with a striking double-height living space on the top floor opening onto a large, south-facing balcony terrace to make the most of the impressive views across Morzine to the Pleney slopes.

- Recently completed, 6-bedroom, 6-bathroom chalet
- Striking double-height living space with south-facing balconies and wonderful views
- A-rated energy performance
- Cinema room, gym, outdoor jacuzzi and barrel sauna
- Excellent position with superb views and attractive gardens

