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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Elizabeth

Chamonix, Chamonix & Vallée, Mont Blanc

880 000 Euros



Contact

Contact **Manu Maclean** about this property.

Tel: +33 6 02 50 75 03

Email: manu@alpine-property.com

Key Features

Price	880 000 Euros
Status	UNDER CONTRACT
Last updated	19/05/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	4
Bathrooms	2
Floor area	94.4 m ²
Land area	338 m ²
Detached	Yes
Heating	Gas
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	3 km
Nearest shops	1.3 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	D (162)
CO2 emissions	D (34)
Agency fees	Paid by the seller

Property Description

Chalet Elizabeth is a detached south-facing property on a land plot of 338m², offering breath-taking views of the Mont Blanc massif and the Bossons glacier. Superbly located right on the cycle track and hiking trail that follows the river Arve, you can be at the Gaillands lake and climbing area within minutes, as well as the local shops and the centre of Chamonix. Train and bus stops are a few minutes walk away, as well as cafés and a lovely Savoyard restaurant. The chalet faces due south on an access track used only by two properties, making for a peaceful setting.

The building itself is a traditional stone structure at the base with a wooden frame to the upper level. Full renovations have taken place over the last years - A gas condensing boiler was installed in 2006, providing central heating and hot water, this is topped up by solar panels. There is also a wood burning insert dating from 2019, when the chimney was entirely re-tubed. The roof was redone in 2020 and the windows are double-glazed.

In addition to the existing surface area of 94,4m², there is a double garage of 24,42m² plus a potential mezzanine area of 51m², currently an attic. The current owner has drawn up architect plans for a fabulous conversion of this additional space, plus a reconfiguration of the existing habitable space, transforming the property into a contemporary and spacious four bed chalet complete with master suite with Mont Blanc views, two double bedrooms, a dormitory, a south-facing terrace with jacuzzi and a garage.

Full plans and projected costs available on request.

The property comprises thus: detached chalet over three levels.

Ground level: kitchen, boiler room with storage, shower & WC, living room with wood insert and access to garden, double garage and attic/barn area to convert.

Level 1: hallway, bathroom, two bedrooms, one with west-facing balcony

Level 2: hallway, two bedrooms

To the exterior is space for two vehicles to park, plus a generous garden with fabulous views of the glacier, that's surrounded on one side by natural protected woodland.

This property is sold with an existing clause that prohibits any buildings above 3.5m in height on part of the neighbouring property











