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Chalet Bellevue

Chamonix, Chamonix & Vallée, Mont Blanc

1 650 000 €uros



Contact

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Key Features

Price	1 650 000 €uros
Status	FOR SALE
Last updated	25/11/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	7
Bathrooms	4
Floor area	196 m ²
Land area	1218 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	3 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	1608.00 €uros
Energy efficiency rating	D (241)
CO2 emissions	D (40)
Agency fees	Paid by the seller

Property Description

Chalet Bellevue sits on a large land plot of 1218m² and faces directly south on to the Les Bossons glacier and the Mont Blanc massif. The views are seriously impressive. With a total surface area of 196m² over three levels, the property boasts seven bedrooms, four bathrooms, an office area, two kitchens and living/dining room areas. Independent from the chalet is a double garage, connected to mains electricity, and a traditional mazot.

The property is located in Les Bossons, just outside Chamonix centre, with the cycle path into town just 800m away, free public transport directly outside, and a bar and restaurant two minutes away on foot. It enjoys the tranquility of the countryside whilst remaining close to the town, amenities and ski lifts.

The chalet has two separate entrances, and could very easily be divided into two apartments if desired. The upper two levels could be lived in and the ground floor apartment be rented out for additional income, or used for family, staff or friends. Alternatively it's not often one comes across so many bedrooms in one property, so if you have a large family, or enjoy hosting, it provides a generous living space with room for everyone.

It is comprised thus:

Garden level: independent entry into open-plan living/dining/kitchen space (could also be a boot-room), hallway, 2 bathrooms, 3 double bedrooms, ski and boiler room.

First floor: main entrance, corridor, 2 bedrooms (one with access to south-facing balcony), bathroom, WC, kitchen, open-plan dining and living room with pellet burner, cathedral ceiling, and French doors on to the south-facing balcony with access to the garden.

Second floor: mezzanine office area, 2 bedrooms, bathroom

Built in 1971 by the previous owner, the current owner has been running the property as a B&B and it has been well maintained over the years. There is a central heating system run on town gas, ensuring the chalet remains cozy in winter, and the additional comfort of a pellet burner in the living room. It has a good energy performance rating for a building of its age, showing that it's well insulated.

This property offers great potential as a large family home, or as two separate properties that could be used individually or in conjunction with each other, the options are numerous!











