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Chalet La Rosière

Chamonix, Chamonix & Vallée, Mont Blanc

1 995 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	1 995 000 €uros
Status	FOR SALE
Last updated	30/11/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	3
Bathrooms	3
Floor area	170.8 m ²
Land area	1096 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Enclosed fire
Nearest skiing	500 m
Nearest shops	1 km
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	1450.00 €uros
Energy efficiency rating	G (541)
CO2 emissions	F (105)
Agency fees	Paid by the seller

Property Description

This charming 3 to 4-bedroom chalet of 170m² is set on a 1096m² private garden, just a two-minute walk from the Grands Montets gondola and located in the desirable hamlet of La Rosière, close to Chamonix.

The property faces west, providing stunning views of the Aiguille du Midi and the Mont Blanc massif, with afternoon sun year-round. The village of Argentière is nearby, offering shops, bars, and restaurants.

Layout:

Garden level: Entrance hall, bathroom, open-plan living and dining area, kitchen with access to a second entrance/boiler room, and an annex currently used as an office and extra bedroom.

First floor: Hallway, modern bathroom, separate WC, large bedroom (potential to divide into two), double bedroom with balcony, family bathroom, and a duplex studio apartment with a private balcony and mezzanine bedroom.

The property also offers the possibility of adding a car-port or garage, and an additional 30m² of living space could be created, subject to planning permission.

The chalet would benefit from some modernization, though the roof was replaced in 2014.

The new Grands Montets ski lift, opening in December 2026, will take skiers and climbers to an altitude of 3300m.



















