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# Chalet Les Rosières C1

**Chamonix, Chamonix & Vallée, Mont Blanc**

**1 396 500 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	1 396 500 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	27/06/2012
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	135 m <sup>2</sup>
<b>Land area</b>	500 m <sup>2</sup>
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	900 m
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This chalet sits in one of the best locations in the Chamonix valley, equidistant from the town and the Flégère lifts as well as the golf course for Summer. The plot is South-facing and totally flat, with views of the Mont Blanc massif.

The chalet layout consists of :

Basement : double garage with heated access ramp, cellar, utility room

Ground floor : porch, entrance, open plan kitchen, living room, dining area, guest WC, ski / bike room

First floor : 4 bedrooms, 3 bathrooms (2 ensuite), TV corner.

This is a high-end chalet with top quality finishes, in particular a traditional "tavaillon" roof made of wooden tiles. Interiors are currently unfinished in order to provide the buyer with the possibility to alter the internal layout and select materials such as tiles, floor and wall covers, kitchen, fireplace, etc.

As this is a very sought-after area, rental rates for properties like this one will be very attractive.



