



Hameau de
l'Anatase



VALLORCINE MONT-BLANC FRANCE

PROPERTY for SALE Chamonix Mont Blanc Valley

Possibility to buy all the property or just part of it with an option to buy a piece of attached buildable land

- Or all the Anatase Chalet + the Aiguilles Rouges Apartment at a price of **895.000 Euros as a sole ownership**, located on a flat plot of land measuring approximately 700 square meters, living space 357 square meters including 62m² of basement and boiler room, for a cost of 2507 Euros per square meter
- Or only the Anatase Chalet at a price of **590.000 Euros as a 2 owners property**, located on a flat plot of land measuring approximately 500 square meters, living space 217 square meters + 30 square meters of basement, for a cost of 2389 Euros per square meter
- As an option, for sale a flat plot of buildable land measuring **325m²** at a price of **100.000 €**, with possibility to build a 150 square meters chalet
- As another option, possibility to buy semi-covered and covered parking spaces, will be built in 2018, price will be known later in 2018

CHALET Anatase + Aiguilles Rouges APARTMENT:

Spacious house of character : 357m² totally renovated in 2001 and 2005 in the pure mountain style, old wood, exposed beams engraved, local stone walls, Granit floor, 2 units : a 2 bedrooms and a 6 bedrooms

A 1260 meters high, bottom of ski slopes, Vallorcine mountain village : a haven of peace in the Mont Blanc area, in the heart of a green and quiet mountain village, border with Switzerland, a village ski resort just below the Aiguilles Rouges mountain range and 13kms far from Chamonix Mont Blanc down town by car

Quality furnishing: combining modernity and practicality, comfort and quality equipment, simple and refined mountain decor

Profitable activity: house maintained in excellent condition, rental furnished 4 stars accommodations of good profitability, also operated as Bed and Breakfast since 2001 and rental cottages with services. Turnover is constantly increasing.

Opportunity not to be missed: possibility of transfer of a valid building permit obtained in 2013 to enlarge the building



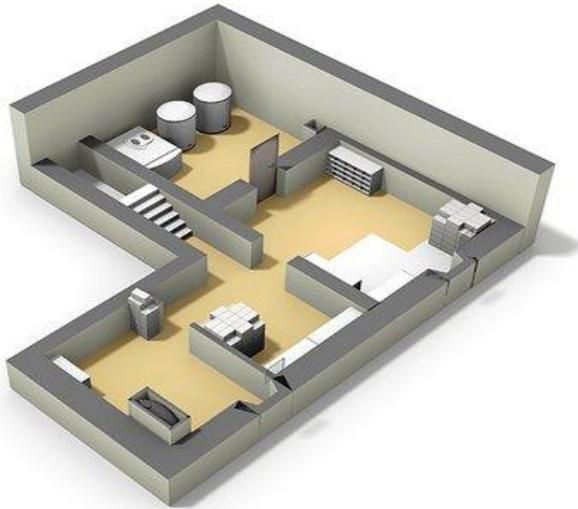
Chalet Mountain Country House, 357m², consisting of 2 dwellings independent, 8 rooms in total

A LOT OF ADVANTAGES:

- Land and garden 700 m² approximately, 360 degree exposure
- Fully equipped semiprofessional kitchens
- 6 spacious rooms full of charm in the Anatase cottage, 217 m² fully remodeled in 2001, type F7
- Oil central heating, economical accomodation
- Fire place in common apartment
- Towel dryer in each bathroom
- Remaining space in the Anatase attic to build extra bedroom, integrated central vacuum system, controlled mechanical ventilation
- Interior joinery in old solid wood
- Very large basement of 62m², cellars, boiler room, utility room
- Terraced apartment of 78m², renovated, type F3
- Possibility of buying the property furnished and equipped

ACTUAL PLANS of adjoining ANATASE chalet on 4 stories + adjoining apartment AIGUILLES ROUGES on 4 stories

Basement



Ground Floor



BASEMENT + GROUND FLOOR FEATURES:

Aiguilles Rouges Total living space 78m²

| **Ground Floor** Living room 13 m²-
Kitchen 10m²- Dining room 8m² - WC corridor 4m²
living space of 35m²

Anatase Total Living Space 217m²

Anatase Ground Floor living space 70m²

| **GF** Entrances, corridors living space of 12m²

| **Ground Floor** Kitchen living space of 14m²

| **Ground Floor** Living room space of 21m²

| **Ground Floor** Dining room space of 22m²

| **Ground Floor** WC Independent space of 1m²

**Commun space and cellars Anatase and
Aiguilles Rouges Total Living Space of 62m²**

| **BASEMENT** Utility room living space 10m²

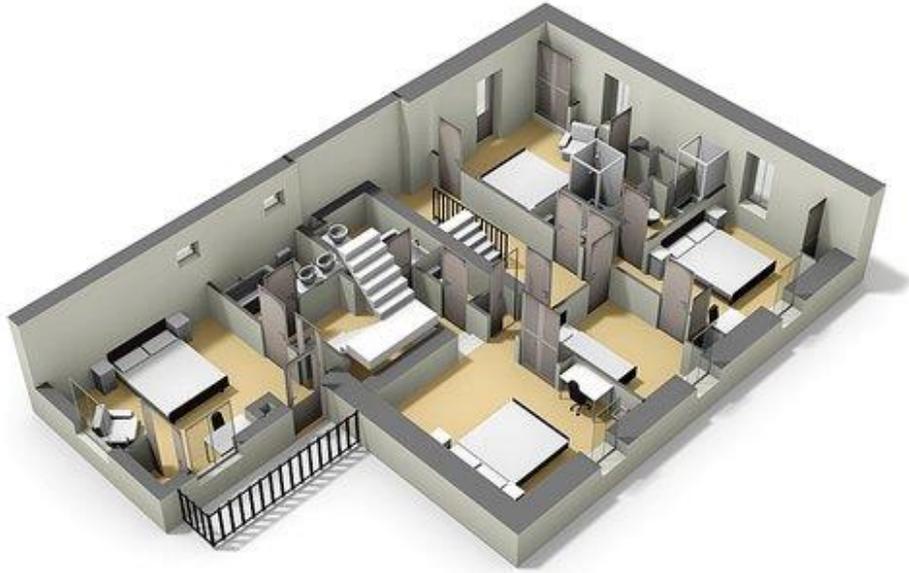
| **BASSEMENT** Corridor entrances space 2m²

| **BASEMENT** Storage living space of 10m²

| **BASEMENT** Workshop living space of 22m²

| **BASEMENT** Boiler room space of 18m²

First floor



Second floor



FEATURES First Floor and Second Floor:

Aiguilles Rouges Total Living Space 78m²

| R+1 Stairs 2m² - Bedroom 15m² - Bathroom 5m² - living space of 22m²

| R+2 Bedroom 18.5m² + Bathroom 2.5m² living space of 21m² (included 1.50m² below 1M80 high)

Anatase Total Living Space 217m²

Anatase Living Space First Floor - 73m²

| R+1 Bedroom 1 + Bathroom space of 15m²

| R+1 Bedroom 2 and 3 + Bathroom space 24m²

| R+1 Bedroom 4 + Bathroom space of 23m²50

| R+1 Corridors living space of 9m²

| R+1 WC Independent space of 1m²50

Anatase Living Space Second Floor- 74m²

| R+2 Bedroom 5 + Bathroom space of 27.50m² (included 18m²50 + 9m² below 1M80 high)

| R+2 Bedroom 6 + Bathroom space of 28m² (included 17m² + 11m² below 1M80 high)

| R+2 Attic space living space of 9.5m²

| R+2 Corridors living space of 9m²

Photo galerie CHALET ANATASE





In Vallorcine, a precious and preserved mountain village in the Chamonix valley, Haute Savoie, France; a unique large, old and typical house for sale. Totally remodeled in 2 different units, preserving all the original old wood and the local mountain character, a 300 years old property for sale. A not to be missed, real estate market opportunity in the Mont Blanc area

Mme et Mr KRAVTCHENKO

Home phone: +33 (0)4 50 54 64 06

Cell Phone: +33 (0)6 72 28 52 05

Email : booking@lanatase.com



At the bottom of Balme Vallorcine ski slopes and hiking trails

20min
de Chamonix

Aiguille du Midi, Mer de Glace, Mont Blanc

Randonnées Pédestres

ACCESS :

Highway (A40) to Geneva and then Chamonix toward Vallorcine
Train Station at a 5 minutes distance – Geneva Airport at 100 km

