



Hameau de  
l'Anatase



VALLORCINE MONT-BLANC FRANCE

## PROPRETY for SALE Chamonix Mont Blanc Valley

Possibility to buy a Vallorcine Mont Blanc, Haute Savoie, French Alps property including a Bed and Breakfast business and a self-catered holiday rental apartment, certified 4 stars accommodation

- the Anatase Chalet, a traditional 250 years old stone and wood + the Aiguilles Rouges Apartment for a price of **980.000 Euros as a sole ownership**, located on a flat plot of land measuring approximately 500 square meters, living space 357 square meters including 62m<sup>2</sup> of basement and boiler room, for a cost of 2745 Euros per square meter
- Including also 2 semi-covered parking spaces, will be built in 2019 and several parking places

### CHALET Anatase + Aiguilles Rouges APARTMENT:

**Spacious house of character** : 357m<sup>2</sup> 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, 357m<sup>2</sup>, consisting of**

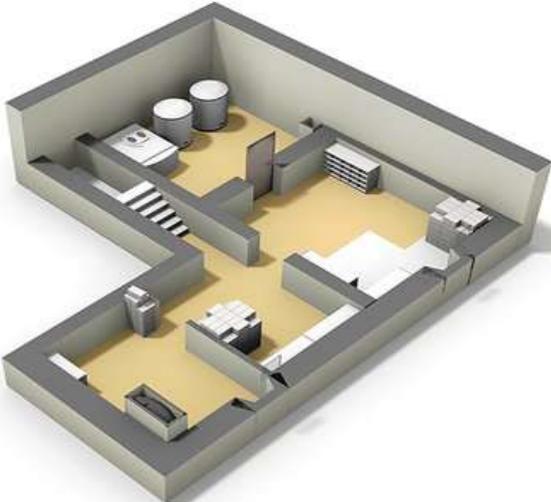
**2 dwellings independent, 8 rooms in total**

### A LOT OF ADVANTAGES:

- Land and garden 500 m<sup>2</sup> approximately, 360 degree exposure
- Fully equipped semiprofessional kitchens
- 6 spacious rooms full of charm in the Anatase cottage, 217 m<sup>2</sup> 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 62m<sup>2</sup>, cellars, boiler room, utility room
- Terraced apartment of 78m<sup>2</sup>, renovated, type F3
- Possibility of buying the property furnished and equipped

**Actual PLANS Semi Attached ANATASE CHALET on 4 stories + adjoining apartment AIGUILLES ROUGES on 3 stories**

**Basement**



**Ground Floor**



**BASEMENT + GROUND FLOOR FEATURES:**

Aiguilles Rouges Total living space 78m<sup>2</sup>

| **Ground Floor** Living room 13 m<sup>2</sup>- Kitchen 10m<sup>2</sup>- Dining room 8m<sup>2</sup> - WC corridor 4m<sup>2</sup> living space of 35m<sup>2</sup>

**Anatase Total Living Space 217m<sup>2</sup>**

**Anatase Ground Floor living space 70m<sup>2</sup>**

| **GF** Entrances, corridors living space of 12m<sup>2</sup>

| **Ground Floor** Kitchen living space of 14m<sup>2</sup>

| **Ground Floor** Living room space of 21m<sup>2</sup>

| **Ground Floor** Dining room space of 22m<sup>2</sup>

| **Ground Floor** WC Independent space of 1m<sup>2</sup>

**Commun space and cellars Anatase and Aiguilles Rouges Total Living Space of 62m<sup>2</sup>**

| **BASEMENT** Utility room living space 10m<sup>2</sup>

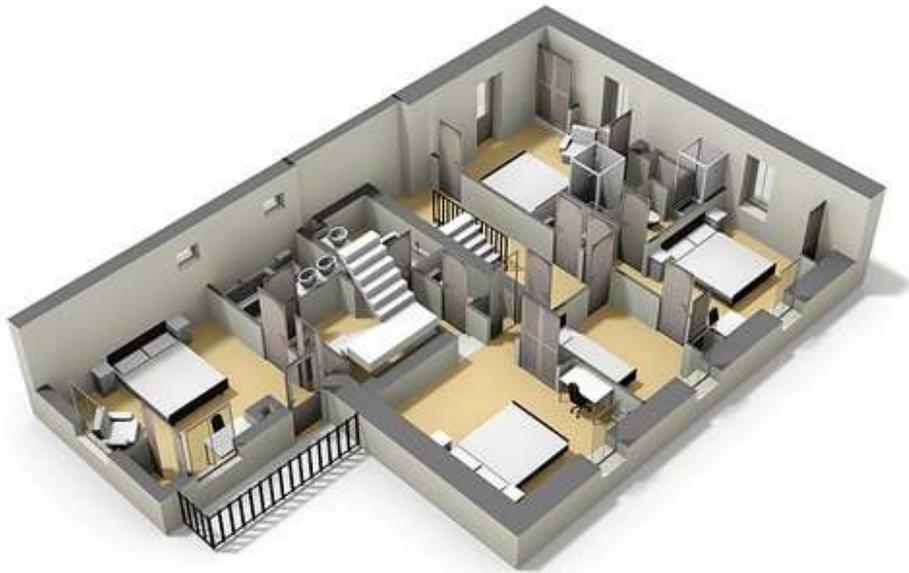
| **BASSEMENT** Corridor entrances space 2m<sup>2</sup>

| **BASEMENT** Storage living space of 10m<sup>2</sup>

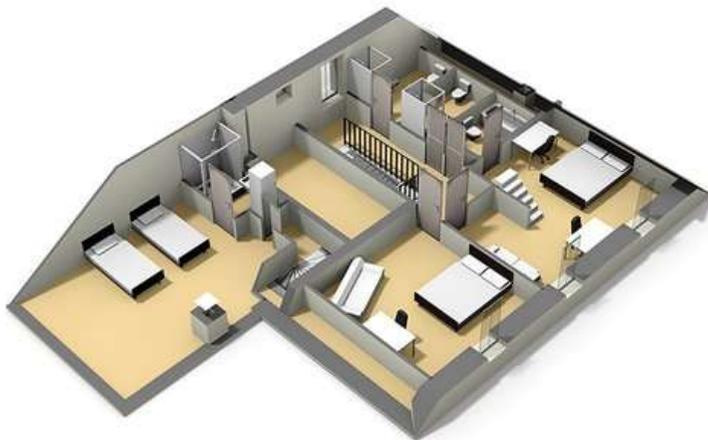
| **BASEMENT** Workshop living space of 22m<sup>2</sup>

| **BASEMENT** Boiler room space of 18m<sup>2</sup>

## First floor



## Second floor



### FEATURES First Floor and Second Floor:

**Aiguilles Rouges Total Living Space 78m<sup>2</sup>**

| R+1 Stairs 2m<sup>2</sup> - Bedroom 15m<sup>2</sup> - Bathroom 5m<sup>2</sup> - living space of 22m<sup>2</sup>

| R+2 Bedroom 18.5m<sup>2</sup> + Bathroom 2.5m<sup>2</sup> living space of 21m<sup>2</sup> (included 1.50m<sup>2</sup> below 1M80 high)

**Anatase Total Living Space 217m<sup>2</sup>**

**Anatase Living Space First Floor - 73m<sup>2</sup>**

| R+1 Bedroom 1 + Bathroom space of 15m<sup>2</sup>

| R+1 Bedroom 2 and 3 + Bathroom space 24m<sup>2</sup>

| R+1 Bedroom 4 + Bathroom space of 23m<sup>2</sup>50

| R+1 Corridors living space of 9m<sup>2</sup>

| R+1 WC Independent space of 1m<sup>2</sup>50

**Anatase Living Space Second Floor- 74m<sup>2</sup>**

| R+2 Bedroom 5 + Bathroom space of 27.50m<sup>2</sup> (included 18m<sup>2</sup>50 + 9m<sup>2</sup> below 1M80 high)

| R+2 Bedroom 6 + Bathroom space of 28m<sup>2</sup> (included 17m<sup>2</sup> + 11m<sup>2</sup> below 1M80 high)

| R+2 Attic space living space of 9.5m<sup>2</sup>

| R+2 Corridors living space of 9m<sup>2</sup>

# Photo galerie CHALET ANATASE





In Vallorcine, Chamonix Mont Blanc valley, France, in a traditional natural and preserved mountain village, border with Switzerland, a 250 years old local Alpine style habitat, located in a mountaineering environment with view on Aiguilles Rouges mountain range. At the bottom of Chamonix and Vallorcine-Balme-Le Tour ski area and hiking trails of Tour du MontBlanc

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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

