

Chalet Les Houches 380 m²



PRIX DE VENTE : 3 450 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

Blanc



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DESCRIPTION

Nestled in the heart of nature at an altitude of 1,200 meters, this magnificent property combines authenticity and refinement. Set on a 1,014 m² plot, this chalet offers a stunning setting on the slopes of Les Houches, with breathtaking views of the Mont-Blanc massif, the Aiguillette des Houches, and the Chamonix Valley.

Built in 2016 using noble materials by local craftsmen, respecting traditional expertise, it provides all the modern comforts required by today's standards.

With a living area of 380 m² (over 400 m² in total) spread over three levels, this chalet impresses with its generous spaces and high-end features.

A layout designed for comfort and conviviality

First Level:

Entrance with an equipped ski room and cloakroom, Wellness area with sauna,

Three spacious en-suite bedrooms (shower, WC, storage) with direct access to the terrace, Laundry room and technical area

Independent studio with an equipped kitchen, bathroom/WC, and direct garden access

Second Level:

Main entrance with cloakroom

Spacious and bright living area featuring a dining room, a lounge with a fireplace, and large openings onto a panoramic balcony, Pantry

Fully equipped kitchen with direct access to the terrace and garden

One bedroom, bathroom, Dressing room, Separate wc, Office, Second lounge/reading nook for moments of relaxation

Third Level:

Large mezzanine offering an open space with a study area, Bathroom and separate wc, Multipurpose game room/bedroom with the possibility of creating two additional beautiful bedrooms, Numerous built-in storage spaces

A chalet that perfectly blends elegance, tradition, and modernity—ideal for unforgettable moments with family and friends. It could also serve as a guest chalet with excellent rental potential.

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CARACTÉRISTIQUES

Type de bien :	Chalet	Surface :	380.0 m ²	NB de pièces :	12 rooms
NB de chambres :	5 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 78

Indice d'émission de gaz à effet de serre (GES) : A 3

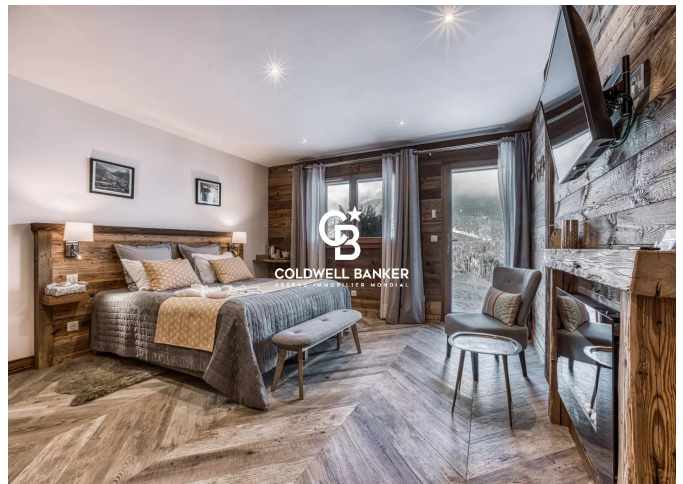
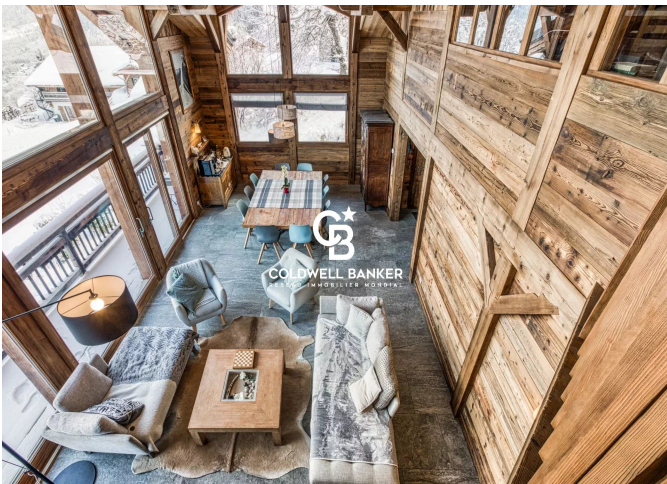
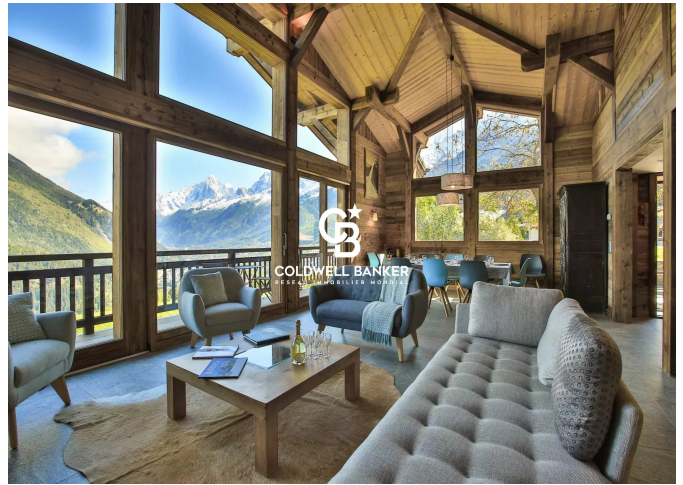
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