COLDWELL BANKER
EUROPA REALTY

House Les Houches 122 m²



SALE PRICE : 1 400 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITY

185 avenue Michel Croz
France, 74400, Chamonix-Mont-

Blanc

PHONE : +33456123262
lacledescimes@coldwellbanker.fr

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DESCRIPTION

Located in a sought-after and peaceful area of Les Houches, this “post-and-beam” chalet, built by the renowned local Trappier builder in the 1980s, offers approximately 122 m² of living space over two levels, together with breathtaking views of the Mont Blanc massif and the Aiguille du Midi.

Ground floor: Two bedrooms, a shower room, a separate WC, a utility room, a cellar, and a closed garage.

First floor: A pleasant living area with an open-plan kitchen leading into the dining area and lounge, featuring a fireplace and opening onto a south-facing balcony and garden. This level also includes two additional bedrooms, a shower room, and a separate WC.

Set on a wooded plot of approximately 1,871 m², the chalet benefits from a large garden, several outdoor parking spaces, and significant potential for extension, subject to the necessary planning permissions.

The interior could be renovated and modernised to suit your tastes, with the possibility of creating a mezzanine in the attic space, for example. Interior design concepts created by an interior architect specialising in Trappier chalets are available to help you envision the potential of the property.

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FEATURES

Property type:	House	Area:	122.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 519

Greenhouse gas emissions (GHG) index: G 146

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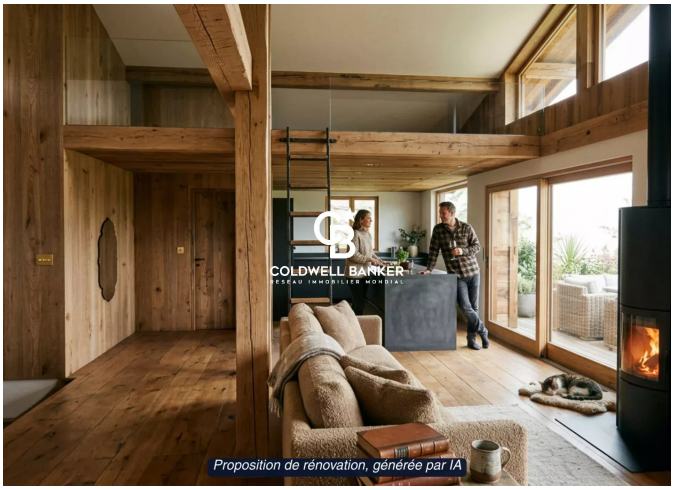
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