COLDWELL BANKER
EUROPA REALTY

House Les Houches 163 m²



SALE PRICE : 1 415 000 €

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

Blanc

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DESCRIPTION

Located in the highly sought-after area of Les Chavants in Les Houches, close to the ski slopes and just 10 minutes from local shops and amenities, this magnificent 163.49 m² chalet (including 151.52 m² under the French Carrez law) is part of the prestigious Hameau des Granges d'en Haut.

Benefiting from a prime location and remarkable views over the Chamonix Valley and its iconic Aiguilles, the property stands out for the quality of its construction, its generous volumes and its well-designed layout across three levels.

The main level features an entrance hall with a ski room, a spacious living area with a fireplace and lounge opening onto a south-facing balcony, as well as a separate kitchen.

Upstairs, there are two en-suite bedrooms, one of which has its own balcony, both offering ample storage space.

The lower level comprises two additional bedrooms, including one en-suite bedroom with direct access to a south-facing terrace and garden. This level also includes a separate WC, a laundry/utility room, and a wellness area with a sauna and shower room.

The chalet is sold fully furnished and equipped. It also benefits from a private underground parking space, a cellar and a ski locker.

The Hameau des Granges d'en Haut offers high-end services comparable to those of a luxury hotel, including a spa, swimming pool, restaurant and reception service. The future owner may choose to retain the existing rental management lease or withdraw from it easily, depending on their plans and preferred use of the property.

The condominium charges amount to approximately €618 per month and include, among other things, common expenses, cold water, maintenance of the private garden, upkeep of the swimming pool and outdoor areas, snow removal, and contributions to the building works reserve fund.

An ideal chalet for enjoying the mountains to the fullest in a privileged setting, combining comfort, exceptional panoramic views and high-end services, with the opportunity to combine personal use with rental investment.

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FEATURES

Property type:	House	Area:	163.49 m²	Number of units:	14
Property tax:	€2.00	Number of rooms:	6 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): C 133

Greenhouse gas emissions (GHG) index: A 4

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