COLDWELL BANKER
EUROPA REALTY

House Les Houches 144 m²



SALE PRICE : 950 000 €

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 Les Houches, just a short walk from the ski lifts and the village centre, this property spread over two levels combines professional space and high-quality living accommodation, with a main apartment as well as a fully renovated studio with mezzanine.

Facing due south, it benefits from magnificent views of the Chamonix Aiguilles and the Aiguille du Goûter.

With a total surface area of approximately 197 m² (including around 153 m² of living space and approximately 44 m² of office space), the property is arranged as follows:

On the ground floor, a fully renovated professional area comprising an entrance with waiting room, two offices, an archive room, a WC, and an independent storage room.

On the garden level, the main apartment offers generous volumes and plenty of natural light. It features a spacious living area with a fully equipped open-plan kitchen leading into the dining and lounge area with a pellet stove, opening onto a large south-facing terrace and garden. This level also includes a pantry, a laundry room, and a WC.

Upstairs, there are three bedrooms with storage space, as well as a bathroom equipped with both a shower and a bathtub.

An independent studio completes the property. It benefits from a private entrance, a living area with equipped kitchen, a shower room, and a mezzanine sleeping area.

This property offers numerous possibilities: enjoying a spacious family apartment while benefiting from an independent area for hosting family and friends, generating rental income thanks to the studio, and making use of the professional office space with private parking facilities.

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FEATURES

Property type:	House	Area:	144.0 m²	Number of units:	5
Property tax:	€2.00	Number of rooms:	7 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 138

Greenhouse gas emissions (GHG) index: A 5

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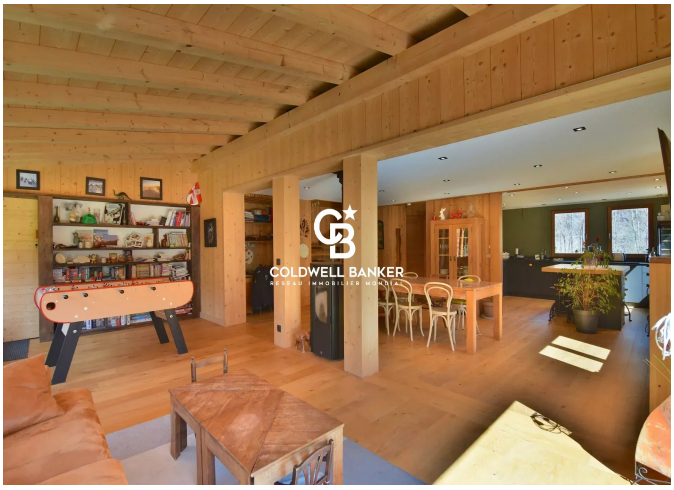

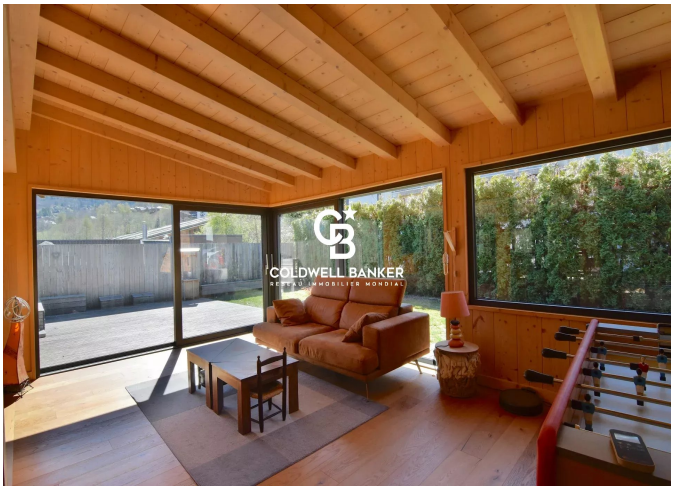


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