COLDWELL BANKER
EUROPA REALTY

House Les Houches 153 m²



SALE PRICE : 750 000 €

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 high-quality property is arranged over two levels and comprises a spacious main apartment together with a fully renovated independent studio featuring a mezzanine.

Facing due south, the property enjoys magnificent views of the Chamonix Aiguilles and the Aiguille du Goûter.

Offering a total surface area of approximately 153 m² (including 143.99 m² under the Carrez Law), the property is laid out as follows:

On the garden level, the main apartment impresses with its generous volumes and natural light. It features a spacious living area with a fully equipped open-plan kitchen, dining area, and lounge with a pellet stove, all opening onto a large south-facing terrace and the garden. This level also includes a pantry, a utility/laundry room, and a separate WC.

Upstairs, there are three bedrooms with built-in storage, along with a family bathroom fitted with both a shower and a bathtub.

A separate studio completes the property. It benefits from its own private entrance and comprises a living room with a fully equipped kitchen, a shower room, and a mezzanine sleeping area.

This versatile property offers numerous possibilities: enjoy a spacious family home while benefiting from independent accommodation for family and friends, or generate rental income from the studio.

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FEATURES

Property type:	House	Area:	153.0 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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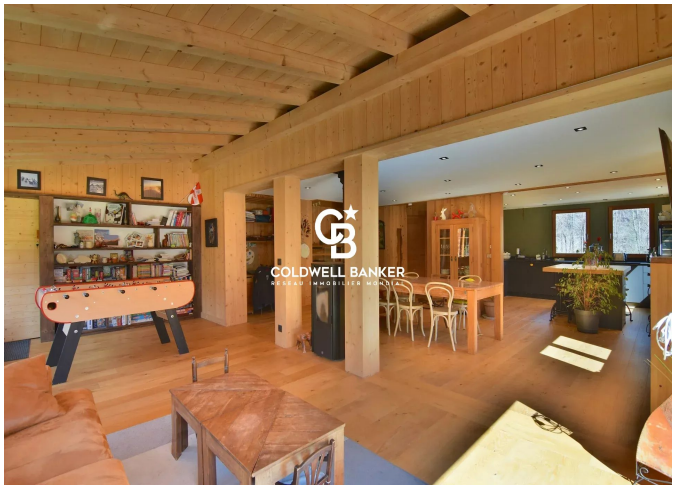



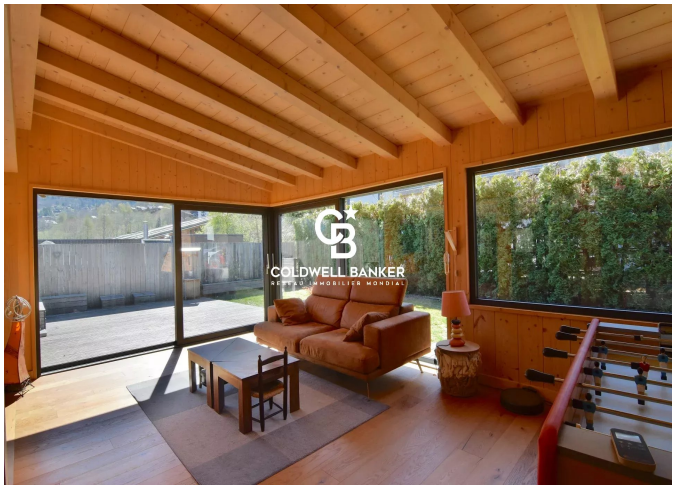





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