COLDWELL BANKER
EUROPA REALTY

House Les Houches 308 m²




SALE PRICE : 2 950 000 €

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France, 74400, Chamonix-Mont-

Blanc

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## DESCRIPTION

We invite you to discover a property that is exceptional in terms of its size, views and surroundings.

Set on the heights of Les Houches on a 3,150m² plot, this property enjoys year-round sunshine and breathtaking views of the Mont Blanc, Aiguilles Rouges and Fiz mountain ranges. What's more, you can reach the famous Kandahar ski run in just a few minutes on foot, or set off on a hike right from your doorstep.

This property comprises two chalets:

The very comfortable main chalet extends over three levels with a total surface area of 278m² (including 233m² of living space), allowing a large family to settle in comfortably, unless you prefer to continue running the current bed and breakfast business.
On the ground floor: an entrance hall, three bedrooms each with their own shower room and WC, and a separate apartment comprising a living room with fitted kitchen, a bedroom with cupboards, a shower room with WC, a mezzanine bedroom and a large terrace.
First floor: a large 69m² room including the kitchen, dining room and living room with its stove and bay window overlooking the Mont Blanc massif, a covered terrace on the north side and a large wooden terrace on the south side, and a WC.
Second floor: a family suite with bathroom and WC, as well as a large bedroom with a balcony that can accommodate several beds.

In the basement: a cellar, a linen room, a laundry room, two garages (70m²), a boiler room and a storeroom.

The recently built secondary chalet offers a total surface area of 58m², including 53m² of living space on two levels. Its large terrace offers a panoramic view stretching from the Aiguilles de Chamonix to the Fiz mountain range. It is composed as follows: a living room with fitted kitchen, a bedroom, a shower room with WC, a sleeping mezzanine and a terrace.

Numerous covered parking spaces have been provided.

The grounds feature a charming mazot equipped with a sauna, perfect for relaxing after a day in the mountains.

This rare property combines tranquillity, comfort, year-round sunshine and proximity to the ski area.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 308.5 m² | Property tax: | €2.00 |
| Number of rooms: | 11 rooms | Number of bedrooms: | 11 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): E 304

Greenhouse gas emissions (GHG) index: C 22

Blanc

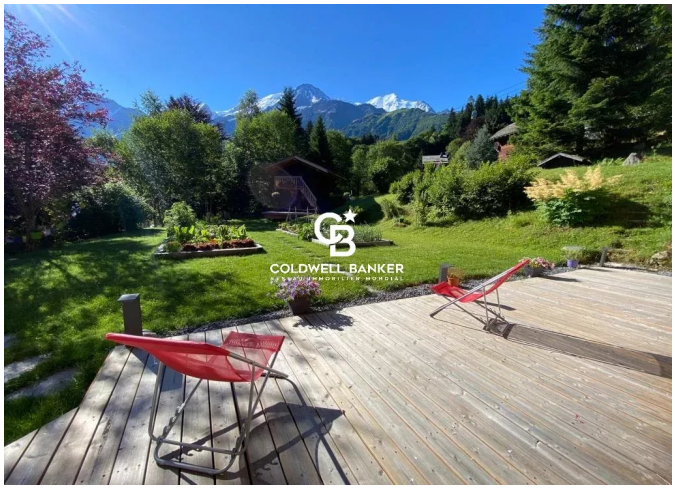
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