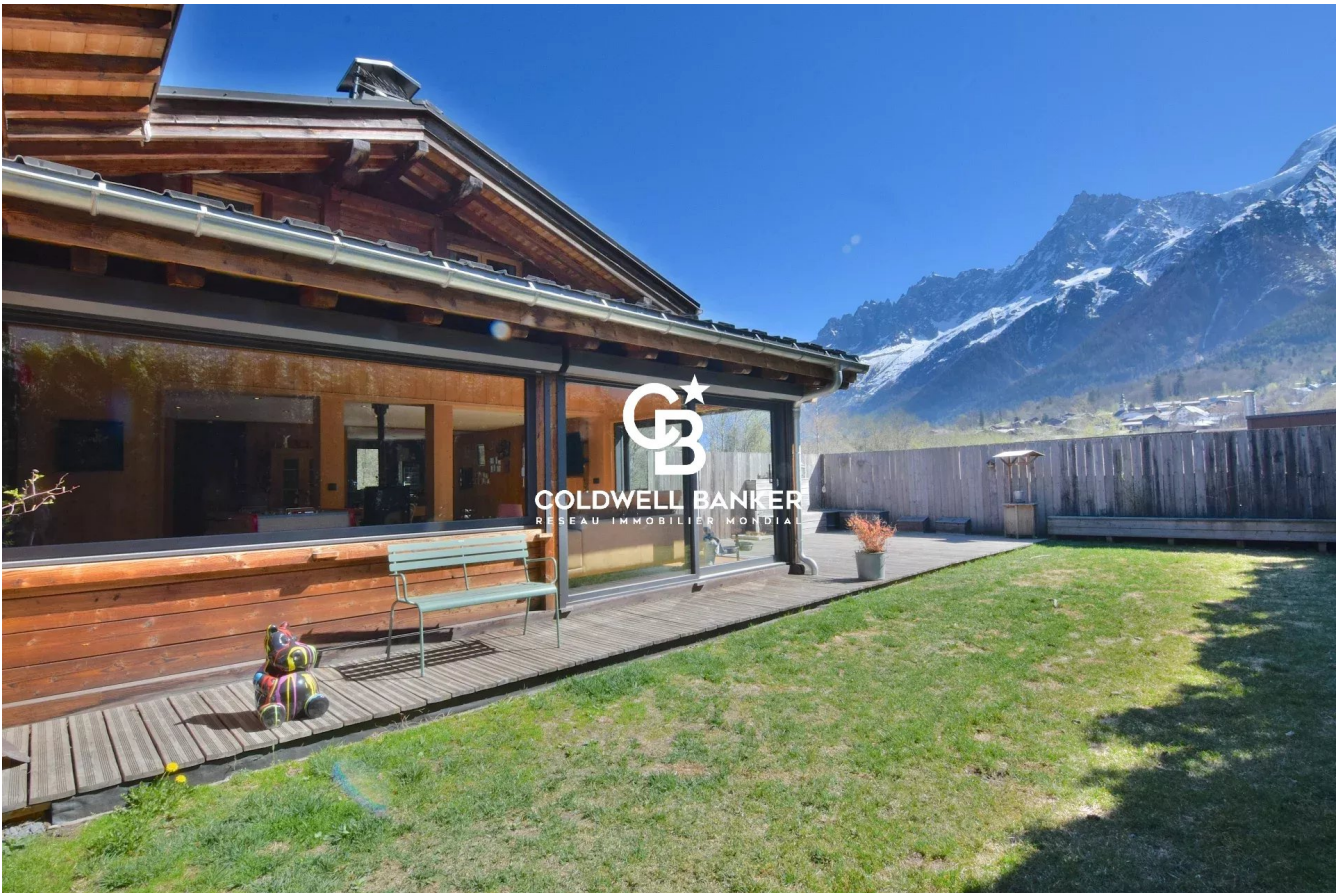


Maison Les Houches 144 m<sup>2</sup>

---



PRIX DE VENTE : 950 000 €

---

EMAIL : [LACLEDESCIMES@COLDWELLBANKER.FR](mailto:LACLEDESCIMES@COLDWELLBANKER.FR)

EXCLUSIVITÉ

Blanc



[lacledescimes@coldwellbanker.fr](mailto:lacledescimes@coldwellbanker.fr)

## 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 m<sup>2</sup> (including around 153 m<sup>2</sup> of living space and approximately 44 m<sup>2</sup> 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.

Blanc



[lacledescimes@coldwellbanker.fr](mailto:lacledescimes@coldwellbanker.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	144.0 m <sup>2</sup>	Nombre de lots :	5
NB de pièces :	7 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 138

Indice d'émission de gaz à effet de serre (GES) : A 5

Blanc



[lacledescimes@coldwellbanker.fr](mailto:lacledescimes@coldwellbanker.fr)



**COLDWELL BANKER**  
**EUROPA REALTY**



---

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

Blanc



[lacledescimes@coldwellbanker.fr](mailto:lacledescimes@coldwellbanker.fr)