

Maison Les Houches 250 m²



PRIX DE VENTE : 1 800 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

Blanc



lacledescimes@coldwellbanker.fr

DESCRIPTION

Located in a peaceful area of Les Houches, this 250 m² chalet, set on a 686 m² plot, stands out for its generous spaces and great potential.

It is composed of:

Basement: a spacious room with a fireplace, pantry, and cellar – ideal for creating a relaxation or leisure area.

Ground floor: entrance hall, office, second pantry, laundry/boiler room, separate WC, as well as an independent 34 m² one-bedroom apartment (living room with fitted kitchen, bedroom opening onto a west-facing terrace, shower room, separate WC) – perfect for hosting guests or seasonal rentals.

Main floor: fully equipped kitchen open to a large living/dining area with access to a 90 m² south-facing terrace offering stunning views of the Mont Blanc range and the Chamonix Aiguilles, three bedrooms, and a bathroom with both shower and bathtub.

Attic: convertible space, ideal for an office or an additional bedroom with shower room.

An annexed 70 m² garage provides ample parking and storage space.

With its exceptional potential, this chalet is perfect for a family home or a secondary residence project with rental income opportunities.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	250.0 m ²	Taxe foncière :	€1.00
NB de pièces :	8 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 150

Indice d'émission de gaz à effet de serre (GES) : D 31

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