

Maison Les Houches 308 m²



PRIX DE VENTE : 2 950 000 €

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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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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	308.5 m ²	Taxe foncière :	€2.00
NB de pièces :	11 rooms	NB de chambres :	11 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) : E 304

Indice d'émission de gaz à effet de serre (GES) : C 22

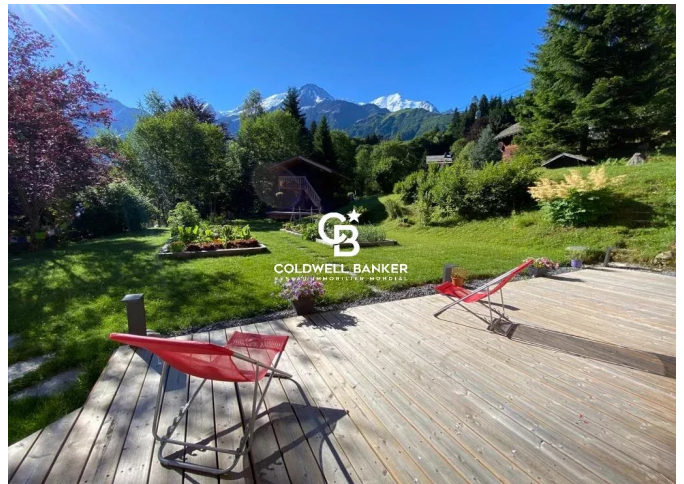
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