

Maison Les Houches 476 m²



PRIX DE VENTE : 4 800 000 €

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Blanc



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DESCRIPTION

Perched above Les Houches, this magnificent chalet, fully renovated in 2020, offers approximately 476m² of living space (over 500m² in total) set on nearly 20,000 m² of land.

Located in a rare environment, it enjoys complete privacy and breathtaking panoramic views of the surrounding mountains.

■ On the ground floor, a spacious cathedral-style living room with a wood-burning stove opens onto a stone terrace facing the peaks, offering a stunning mountain panorama.

The large open-plan kitchen with its dining area creates a warm and convivial atmosphere.

This level also includes two en-suite bedrooms, an office, a laundry room, a ski room, and a service area that could easily be converted into a professional kitchen.

■ On the upper floor, a second living room with exposed beams and a fireplace creates a cosy, welcoming ambiance.

It leads to two spacious bedrooms, each with an en-suite bathroom, and a master suite featuring a large dressing room and private bathroom.

The lower level offers a fitness room, a technical room, and a large multipurpose space that can be converted into a cinema room, games room, or private nightclub.

The property also includes a four-car garage of approximately 74m², as well as ample outdoor parking.

A truly unique property combining luxury, nature, and serenity, just minutes from the centre of Les Houches and the ski slopes.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	476.0 m ²	Taxe foncière :	€5.00
NB de pièces :	10 rooms	NB de chambres :	6 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) : B 80

Indice d'émission de gaz à effet de serre (GES) : A 2

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