

BARNES CHAMONIX - LES HOUCHES - DEUX CHALETS - 5 CHAMBRES -
MAGNIFIQUE VUE SUR LE MASSIF DU MONT BLANC



SELLING PRICE : 2 600 000 €

CONTACT : VIRGINIE RAVANEL - MOBILE PHONE
EMAIL : V.RAVANEL@BARNES-INTERNATIONAL.COM
EXCLUSIVE RIGHTS

30 QUAI D'ARVE, 74400 CHAMONIX-MONT-
BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM

DESCRIPTION

Chalet Tandem.

Located in a rural area of Les Houches, these two chalets, built by local craftsmen in 2020, total 341.9 m² and have been constructed using elegant, modern materials.

Chalet A has a surface area of 204.29 m² and is laid out over 3 levels:

- Ground floor: a large entrance hall/ski room, a sports room, a dressing room, a utility room and a garage.
- Garden level: a living area comprising a lounge with fireplace, a dining room, a fully-equipped open-plan kitchen, a study and a guest WC. Large picture windows open onto a large south-facing wooden terrace, offering splendid views of the Mont Blanc Massif and plenty of sunshine.
- Upper floor: master bedroom with private balcony, large dressing room, bathroom with shower, bath and WC. Two further bedrooms with en suite bathrooms and WCs.

Chalet B, with a floor area of 111.80 m², also has 3 levels:

- Ground floor: entrance hall/ski room, utility/laundry room, WC and garage.
- On the garden level: a living area with lounge, a fully-equipped kitchen opening onto the living room giving access to a south-facing terrace with views of the Mont Blanc Massif.
- On the upper floor: two bedrooms with private balconies and a bathroom with toilet.

In addition: a large 25.81 m² garage adjoining the two chalets and 4 outdoor parking spaces.

These two chalets offer a number of functional advantages: Chalet A can be used as the main home, while Chalet B can be rented out, as a guest house or as accommodation for children.

Note that the property has obtained its conformity and benefits from a ten-year guarantee.

For more information, do not hesitate to contact our English-speaking team at Barnes Chamonix on +33 4 50 18 52 38

Information on the risks to which this property is exposed is available on the website <https://www.georiques.gouv.fr/>.

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 268 m ²
Land area (m2) : 600 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : -	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

30 QUAI D'ARVE, 74400 CHAMONIX-MONT-BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE - ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



30 QUAI D'ARVE, 74400 CHAMONIX-MONT-BLANC
74400 CHAMONIX



PHONE : 04 50 18 52 38
CHAMONIX@BARNES-INTERNATIONAL.COM