

BARNES CHAMONIX - CHALET 264 M<sup>2</sup> - 8 BEDROOMS - 6 BATHROOMS - LES  
HOUCHES



SELLING PRICE : 1 690 000 €

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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

## DESCRIPTION

Chalet Myriade. Magnificent wood frame chalet built in 2021, offering excellent energy performance. Located in the Granges area of Les Houches, close to local amenities and schools, the chalet is laid out over four levels as follows :

- On the ground floor: double garage with a laundry/ski room, a room which could become a gym or TV room, a wellness area with a sauna and shower.
- On the garden level: an entrance leading directly into a bright and comfortable living space with fireplace, a fully equipped kitchen with a pantry, an en-suite bedroom, and a guest WC. This level opens onto a balcony and a large terrace.
- On the first floor: an en-suite bedroom, 3 double bedrooms, a single bedroom, and two bathrooms with toilet.
- In the attic: an open-plan living room with a kitchen, a bathroom with WC, and two dormitory bedrooms under the eaves.

This family chalet offers spacious volumes and functional living areas while offering spacious volumes, very functional separate areas, and a peaceful garden.

The property has great rental potential.

For more information, please contact our English-speaking team at Barnes Chamonix at +33 4 50 18 52 38.

Information on the risks to which this property is exposed is available on the website

<https://www.georisques.gouv.fr/>.

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 171 m <sup>2</sup>
Land area (m2) : 849 m <sup>2</sup>	Bedrooms : 7	Annual charges : -
Balcony Surface : 3 m <sup>2</sup>	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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