

LES HOUCHES (LES CHAVANTS - LA CÔTE) 74310
FRANCE

€2,950,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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CÔTE) 74310 FRANCE

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:

**308 m,
3150 m Plot size**

€2,950,000



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.



