

LES HOUCHES 74310 FRANCE

€710,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Set in a peaceful environment in Les Houches, at the end of a quiet cul-de-sac and sheltered from any disturbance, discover this superb 5-room apartment located on the top floor of an intimate residence. Entirely renovated with taste and presented in perfect condition, this apartment offers a total surface area of approximately 115 m² (including 88.37 m² under the Carrez Law), spread over the 3rd and 4th floors of the residence. From the moment you enter, the apartment benefits from well-optimized volumes. It comprises an entrance with storage, a shower room with WC, and a bright and spacious living area with a fully equipped open-plan kitchen leading into the lounge.

88 m

€710,000



The balcony extends the living space beautifully and offers stunning views of the Chamonix Aiguilles and the surrounding forest. A few steps lead to a first area that can accommodate either a bedroom or an office, complete with built-in cupboards. On the upper floor, you will find three charming attic-style bedrooms, all fitted with custom-made storage, as well as a second shower room with wc. The apartment is sold with a garage, an outdoor parking space, a cellar, and a ski locker. An ideal address for both a main residence and a holiday home, close to the ski area, shops, and public transport, while enjoying a sought-after natural setting in Les Houches. Monthly service charges are approximately €153 and include property management fees, building insurance, lift maintenance, cold water subscription, snow removal, maintenance of green spaces, general communal charges, and the ALUR works fund.



