

Rare ski in ski out Chalet FOR SALE - Les Houches, Chamonix. Fabulous mountain views of the Chamonix Valley

EXCLUSIVE



## INFORMATION

Town:	Les Houches
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	42 m2
Plot Size:	960 m2

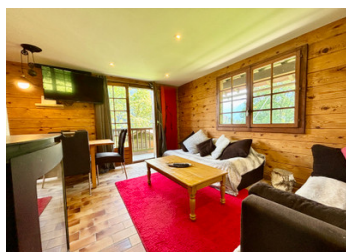
## IN BRIEF

This is a rare opportunity to acquire a stand alone 2 bedroom, ski in ski out chalet in Les Houches. The chalet is over 2 floor with over 40m2 of floorspace of which over 31m2 over 1.8m high.

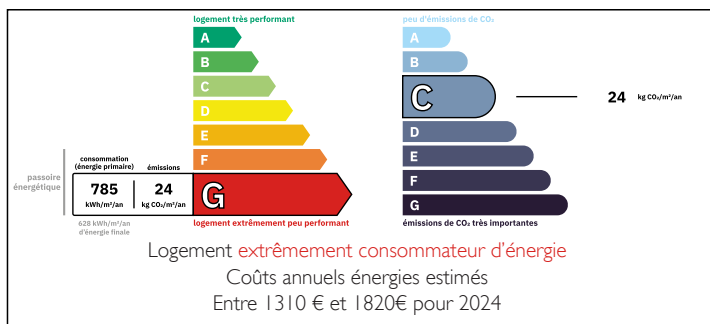
Entrance , main living room with wood burning stove and kitchen area and direct access to the balcony and garden

2 bedrooms in the eves , bathroom with WC

There is a separate "mazot" in the garden providing further self contained studio accommodation with a small kitchen and shower room



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This is a one off opportunity to purchase a genuine ski in ski out chalet. The main chalet comprises of an open plan kitchen and cosy living room with wood burning stove which opens up onto the balcony, garden and amazing views of the Chamonix Valley.

Upstairs there are 2 bedrooms, one of them ensuite with a sizeable bathtub with shower. WC

There is a covered car port on the side of the chalet and a small self contained Mazot just below the main chalet .

Les Houches is a picturesque alpine village located in the Chamonix Valley in the French Alps, close to the French-Swiss border. Known for its stunning views of Mont Blanc, Les Houches is a popular destination for skiing in winter and hiking and mountaineering in summer. The village offers a more relaxed and family-friendly alternative to nearby Chamonix, while still providing access to high-quality slopes and outdoor activities.

Les Houches is well-connected by public transport, making it convenient to get around without a car. The village is served by the Mont Blanc Express train, which connects it to nearby towns like Chamonix and Saint-Gervais-les-Bains, with regular stops throughout the day. Local buses also run frequently, especially during the ski season, with routes that link Les Houches to various ski areas and neighboring villages in the Chamonix Valley. Many of these buses are free for holders of the Mont Blanc Unlimited or Chamonix Le Pass ski passes, making...