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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Maria

**Chamonix, Chamonix & Vallée, Mont Blanc**

**1 470 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	1 470 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	190 m²
<b>Land area</b>	450 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Pellet stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	220 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1245.00 Euros
<b>Energy efficiency rating</b>	D (205)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Maria is a solid bespoke chalet originating from 1970 but beautifully updated by the current owners in 2014. The main structure is concrete, and stunning woodwork has been crafted by the artisan son of the family - the original beams inside have been sandblasted and left exposed. It was a full renovation, replacing all windows, electrics, plumbing, and adding insulation. The upper bedrooms are spacious and light with fabulous views, and the lower level is partially converted into additional habitable space - the main rooms have oak flooring and wall cladding, and electrical circuits are in place ready for a full fit. The two storage rooms have earth floors.

This would make for a delightful family home or holiday chalet.

Heating: heating is electric underfloor and a pellet stove in the living area. The chalet is efficient and electric bills are low.

The chalet footprint is approximately 60m<sup>2</sup>, with the two upper levels counting as habitable surface (loi carrez is 112,91m<sup>2</sup>). The four rooms on the lower level in addition to the garage and laundry, come to a total surface area of 190m<sup>2</sup>.

It is comprised thus:

Garden level: integral garage, laundry & utility area, both with separate access to the exterior. Hallway with steps up to large open-plan living / dining area with doors on to sunny west-facing terrace and views of the Mont Blanc range. Fully equipped bespoke kitchen, hallway with storage, WC.

Upper level: landing and two double bedrooms under the eaves with exposed sanded original beams and high ceilings. One bedroom has an ensuite shower and sink, the other has a dressing and ensuite bathroom with separate shower and WC. Both bedrooms have access to the west-facing balcony with Mont Blanc views.

Lower level: steps down to a third level with potential for conversion into two additional bedrooms and a shared bathroom. Wine/storage cellar and boiler room.

Chalet Maria is in the hamlet of Les Grassonets, 1km from the Grands Montets ski lift. The cross country ski and winter hiking pistes are close by, and there is direct access to the local trails that go up and down the valley for hiking or mountain biking in the summer. The local bus stops 1 minute from the chalet, and a dangerously good pâtisserie is just up the road.

























