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Domaine Les Chavants

Les Houches, Chamonix & Vallée, Mont Blanc

2 995 000 €uros



Contact

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Key Features

Price	2 995 000 Euros
Status	SOLD
Last updated	31/10/2011
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	12
Bathrooms	9
Floor area	585 m²
Land area	3736 m²
Detached	Yes
Chimney	Open fire
Nearest skiing	1.5 km
Nearest shops	2.5 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This unique estate has breathtaking views of the Mont Blanc range and is located in a secluded, south-facing position with absolute privacy. It is just 5 minutes walk from fine dining and a few minutes' drive from the ski lift and the centre of Les Houches village.

This offer is for 2 separate properties located on over 3,700m² of hedged and fenced-in land, 3 mazots and a large garage with space for 4 cars. The entrance to the estate includes a remote controlled gate and video surveillance system.

1. Main Chalet: 425m²

This property was an old farm dating back to 1777 and has recently undergone a complete renovation to a very high standard. It therefore offers the best in modern comfort, as well as preserving original charm and character. Many of the rooms have thick handcrafted wooden floors and some have traditional wooden French "pêlé" ceiling, which are slightly apexed ceilings local to the area. The property benefits from an integrated music system throughout.

In total, this chalet has 5 bedrooms all with ensembles as well as including an independent apartment. It is laid as follows:-

The Ground floor, over 200m²:

- Large entrance
- WC
- Cinema room with floor to ceiling screen and surround sound system.
- Sitting room with open fireplace.
- Dining room with original old wooden walls and pêlé ceiling.
- Kitchen with LaCanche "Piano" stove, a bar and dining space. The kitchen has extensive handmade cupboard space and antique floor tiles.
- Glass panoramic room with fireplace and separate storage room.
- Wine cellar with air-conditioning and handcrafted wooden wine storage.
- Side kitchen/utility room with professional stainless steel work surfaces and equipment.
- Laundry room with extensive integrated cupboard space.
- Stunning wrap-round exterior terrace offering uninterrupted views to the Mont Blanc range.

The 1st floor:

- 2 large bedrooms both with ensuite bath, shower and toilet.
- 1 guest room with ensuite shower.
- Separate toilet
- In addition to the main living space in the chalet, there is 35m² independent studio apartment on this level. It has kitchen-dining area, shower room and toilet. This apartment could be used by staff or guests, or could even be converted to a gym.
- A dressing room, computer area and staircase mark the entrance to the Master Suite which is on the 2nd floor.

The 2nd floor 90m²

- The Master Suite comprises the entire level. There are exposed old beams, seating area and bathing area in the form of an genuine claw-foot bath with antique taps from Paris. In addition, there is a separate shower room and toilet. This bedroom offers fabulous views over the Chamonix mountain range.

2. Guest House: 160m²

The second property on the land is a 7-bedroom guest chalet, which is arranged as follows:

Ground floor:

- Living room with dining space. Exposed brick work give this room charm.
- Open planned kitchen
- Laundry room
- Separate WC
- Covered terrace opening onto a private garden.

The 1st floor:

- Hallway
- Walk-in shower room and two WCs.
- 2 bedrooms with basin and ensuite shower.
- A further 3 bedrooms with basins.

The 2nd floor:

- 3 bedrooms with basins.
- 1 further bedroom with basin and shower.

3. The mazots

In addition to the 2 main properties, there are 3 mazots.

- A 15m² mazot has been transformed into a high-spec sauna. It includes an outdoor shower.
- 2 further 12m² mazots on the land have been connected to electricity and water, so could be converted into further dwelling spaces.

4. The Garage

The 115m² garage offers plenty of room for 4 large vehicles and includes a separate workshop/storage area. It has a remote controlled operated door.

5. The land

The 3736m² land that makes up the estate and landscaped garden, benefits from residual building permission and therefore the possibility to build a further chalet with a 160m² of liveable space.

Also located in the garden is an 8-person Norwegian outdoor hot tub, heated with an integrated firewood burner.











