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# Chalet Merle

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

**590 000 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	590 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/06/2012
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	92 m²
<b>Land area</b>	1198 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	No
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	G (500)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Merle is located in the hameau of Coupeau, just 2km from Les Houches village and its skiing. With a south facing balcony that offers breathtaking views across to the Aiguille du Midi, Chardonnay, Aiguille Verte and Mont Blanc itself, this property is the perfect getaway.

It is built over 3 floors and on the ground floor is a large garage/ workshop area and a cave.

The main living space is on the middle floor with access to the wrap-around balcony and includes a bedroom with storage, a separate WC and an open-plan living area, dining area and kitchen. The lounge area offers a cosy fireplace.

The upper floors of the chalet have 3 further bedrooms which share a family bathroom and further storage under the eaves

Some cosmetic renovation work should be considered with this property and buyers should note that planning permission for 100m2 of additional living space is possible.





















