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# La Maison Blanche

**Les Houches, Chamonix & Vallée, Mont Blanc**

**748 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	748 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	31/03/2021
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	149 m²
<b>Land area</b>	2035 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	982.00 Euros
<b>Energy efficiency rating</b>	E (261)
<b>CO2 emissions</b>	D (48)
<b>Agency fees</b>	Paid by the seller

## Property Description

This is the ideal location for someone in search of a peaceful, quiet setting with impressive views of Mont Blanc and the Fiz mountain range.

The chalet sits in a small hamlet with only 4 neighbouring chalets in the mid section of Vaudagne. The large garden, surrounding forests and nearby babbling brook offer a nature's paradise, whilst only an hour's drive from Geneva, 15 minutes from Chamonix and 10 minutes to the nearest ski lift. The plot consists of two parcels which have the option for further construction if desired.

Built in the late 1970's the chalet provides a solid structure, with plenty of storage space and a recent roof. The interior could benefit from some updating to bring it up to modern tastes but it is perfectly habitable in its current condition.

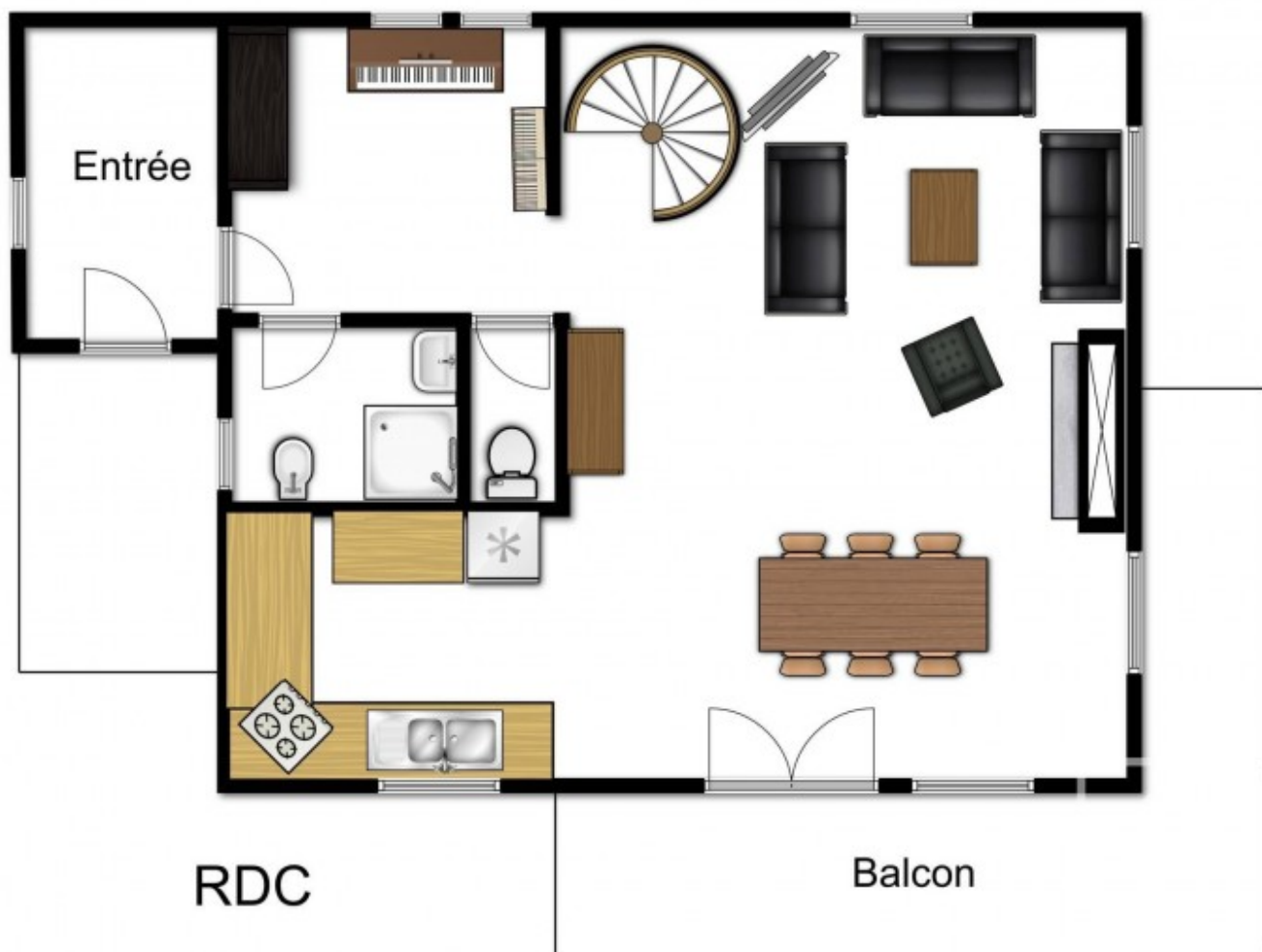
The ground floor has an open-plan living/dining area with large windows and views down the valley to the Fizz mountain range on one side and on the other patio doors opening on to the balcony overlooking the Mont Blanc massif.

The property comprises thus: on the lower level is a double garage and wine cellar. The ground floor has an entrance hall, office space, shower room, separate WC, open-plan living/dining area and equipped kitchen. On the first floor are 3 double bedrooms, 1 larger family bedroom, bathroom and separate WC.

There is a large garden and private exterior parking for 2 cars in addition to the double garage.

### Resort Info:

Located in the picturesque hamlet of Vaudagne, the area is very quiet but easily accessible from the motorway to and from Geneva airport and Chamonix. It is only a short drive to the slopes of Les Houches and the village centre, and a short walk to the train station for trains into Chamonix and Saint Gervais.





Etage



























