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Chalet Rio

Les Houches, Chamonix & Vallée, Mont Blanc

545 000 €uros



Contact

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Key Features

Price	545 000 Euros
Status	SOLD
Last updated	28/10/2022
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	4
Bathrooms	3
Floor area	144 m²
Land area	297 m²
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	330 m
Nearest shops	350 m
Drainage	Mains drains
Energy efficiency rating	D (190)
CO2 emissions	D (41)
Agency fees	Paid by the seller

Property Description

Located in the sunny Chavants area of Les Houches, Chalet Rio is within walking distance of the Prarion lift, the walking and biking trails of Chamrousse and the picturesque Chavants lake. The more adventurous skier could ski straight down the hill to the front door!

This semi-detached chalet has plenty of rustic charm and unique features. The stunning wooden clad angular building, built in 2005, opens on to a 34m2 west-facing terrace providing the ultimate platform to enjoy the afternoon sun. The layout is unique and the scope is broad for a renovation project.

On the ground floor you have the open-plan kitchen and spacious dining room, with one bedroom coming off it. One bathroom and three showers, plus two separate WC's and a sauna, cater for ample ablutionary requirements. A large living area with wood burner, huge windows and skylight forms the heart of the house, with the other rooms coming off it. Two more bedrooms and the studio space with two separate entrances form the remainder of this floor with the living room and studio both having mezzanines currently being used as additional bedrooms.

There is private parking space for two vehicles and there is the option of keeping the studio apartment independent to rent out or to incorporate it into the main house.

















