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# Chalet Rio

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

**545 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

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



























