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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Meleze

Les Houches, Chamonix & Vallée, Mont Blanc

550 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	550 000 Euros
Status	SOLD
Last updated	06/09/2019
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	2
Bathrooms	2
Floor area	74 m²
Land area	310 m²
Detached	Yes
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1.8 km
Nearest shops	450 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Built in 2014 this larchwood chalet is light, airy and modern throughout. Tasteful and simple design offer the perfect pallet on which to add your own colour. Or leave it as is and enjoy the magnificent views from the double height glass walls. Underfloor heating and hot water powered by a wood pellet boiler plus excellent insulation and double glazing make it an ecological design and super efficient.

It sits over three floors and comprises as following: on the ground floor is an open-plan living room and kitchen, with double height glass up to the ceiling height facing SE and SW. Off the living area is an insulated garage with double glazed windows (unofficial 3rd bedroom plus storage space). Upstairs are two double bedrooms and a family bathroom with separate shower and in the basement is an additional spacious room perfect for a studio, gym, workshop or office area plus boiler room with the pellet boiler and an additional shower and toilet.

The living area has double patio doors leading out to a wooden decking and private garden. Two to three exterior parking places come with the property.

The total habitable floor area is 74m2 with an additional 76m2 from the basement and garage. The total land is approximately 310m2 with additional access from the neighbouring plot.

















