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Petite Marmotte

Les Houches, Chamonix & Vallée, Mont Blanc

395 000 Euros



Contact

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Key Features

Price	395 000 Euros
Status	SOLD
Last updated	08/04/2022
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	2
Bathrooms	1
Floor area	40 m²
Land area	616 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	650 m
Nearest shops	450 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	453.00 Euros
Energy efficiency rating	G (595)
CO2 emissions	D (35)
Agency fees	Paid by the seller

Property Description

A rustic alpine wooden chalet in the heart of Les Houches, sitting on a 616m² land plot. Petite Marmotte has plenty of charm and lots of potential. The chalet is a traditional wooden construction with brightly coloured wooden shutters and was built in 1952. The great use of space really makes this 40m² chalet feel much bigger and the upper floor is nearly all in the eaves, so there is lots of bonus useable space. Petite Marmotte offers a lovely cosy bolthole in both summer and winter.

The chalet sits in the UT constructible zone and there is the option to buy with plans for a newbuild project of approximately 120m².

Ground floor; This floor comprises of a double bedroom and a shower room, along with a compact open plan kitchen/dining room/living room with patio doors which open onto a sunny garden area.

First floor; Tucked in the in the eaves, the upper floor consists of a small bedroom with ensuite wc and sink, a storage space and an office space.

The exterior of the chalet boasts a paved and grassed garden area and a bike storage area. The additional land runs up the grassy hill behind the house. There is an option to create a driveway and parking.

Petite Marmotte is ideally situated only a short walk from the Bellevue ski lift and local shops, bars and restaurants.



Ce plan d'étage, y compris le mobilier, les accessoires fixes, les appareils et les dimensions indiquées, est approximatif et fourni à des fins d'illustration seulement.























