

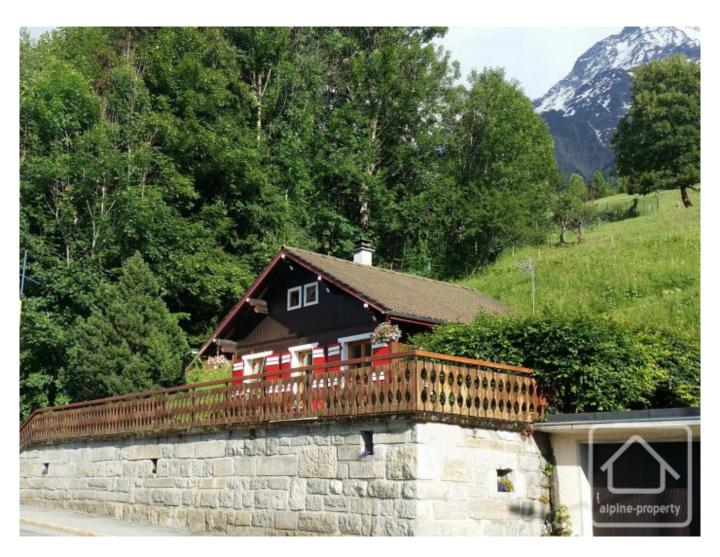
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Petite Marmotte

Les Houches, Chamonix & Vallée, Mont Blanc

395 000 €uros



Contact

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Key Features

Price 395 000 €uros

Status SOLD

Last updated 08/04/2022 **Area** Mont Blanc

Location Chamonix & Vallée

Village Les Houches

Bedrooms2Bathrooms1Floor area40 m²Land area616 m²DetachedYes

Heating Electric radiators **Chimney** Wood burning stove

Ski accessSki busNearest skiing650 mNearest shops450 mGardenYes

DrainageMains drainsTaxe foncière453.00 €urosEnergy 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.

