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# Mazots de Kayla, 004

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

**335 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	335 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	27/09/2021
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	58.6 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	400 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	54
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Introducing the Mazots de Kayla; a brand new development of 54 one to four bedroom freehold apartments in a highly desirable position with beautiful views of the Mont Blanc massif, walking distance to two ski lifts and state of the art swimming pool, spa and gym facilities.

The ambitious new development looks out over the renowned Kandahar downhill ski piste in les Houches and has been designed to maximise the views and minimise impact on the surrounding environment, with well thought out housing incorporating communal green space for all the residents to enjoy. The theme of open space also flows within the modern interiors of each apartment, which have been designed by interior architects Atelier Popcorn, accompanying you through your choices of finish, furniture and colour schemes.

Each apartment has a terrace or balcony to make the most of the great view and is sold with fully fitted bathrooms and kitchens and comes with both an underground parking space and ski locker included in the sale price. There is also a communal bike storage and an onsite guardian.

After a day out in the mountains, residents can relax in the onsite spa facility that includes a jacuzzi, sauna and hammam, along with a heated swimming pool and a gym.

Kayla 004 is a two bed apartment located on the ground floor, measuring 58.65m<sup>2</sup> with a large balcony which faces east towards the majestic Mont Blanc massif. The master bedroom(which has an ensuite shower room) and the open plan kitchen and lounge both have doors which open onto the 13.15m<sup>2</sup> balcony and additional 12m<sup>2</sup> of garden space. A second bedroom, separate bathroom and toilet complete the floor.

Delivery is scheduled for September 2022. Only 10 apartments are still for sale, so please contact us quickly for further information to avoid missing out!

Reduced notary fees and 10 year build warranty in place.

The property is covered by the copropriété rules.

## "Les Mazots de Kayla"

353 rue de Bellevue  
74310 Les Houches



Numéro : **004**

Etage: 0  
Type: T3

Surfaces habitables	
Entrée	6,86 m <sup>2</sup>
Séjour/Cuisine	24,08 m <sup>2</sup>
Salle de Bain	3,54 m <sup>2</sup>
WC	1,40 m <sup>2</sup>
Salle d'eau	1,77 m <sup>2</sup>
Chambre 1	11,32 m <sup>2</sup>
Chambre 2	9,08 m <sup>2</sup>
<b>TOTAL</b>	<b>58,65 m<sup>2</sup></b>
Loggia	13,75 m <sup>2</sup>

Nota: La surface des placards est incluse dans la surface de la pièce attenante

Localisation



Indice du 13/05/2020



FF	Porte-Fenêtre
F	Fenêtre
TE	Tableau Électrique
SS	Sèche-Serviette

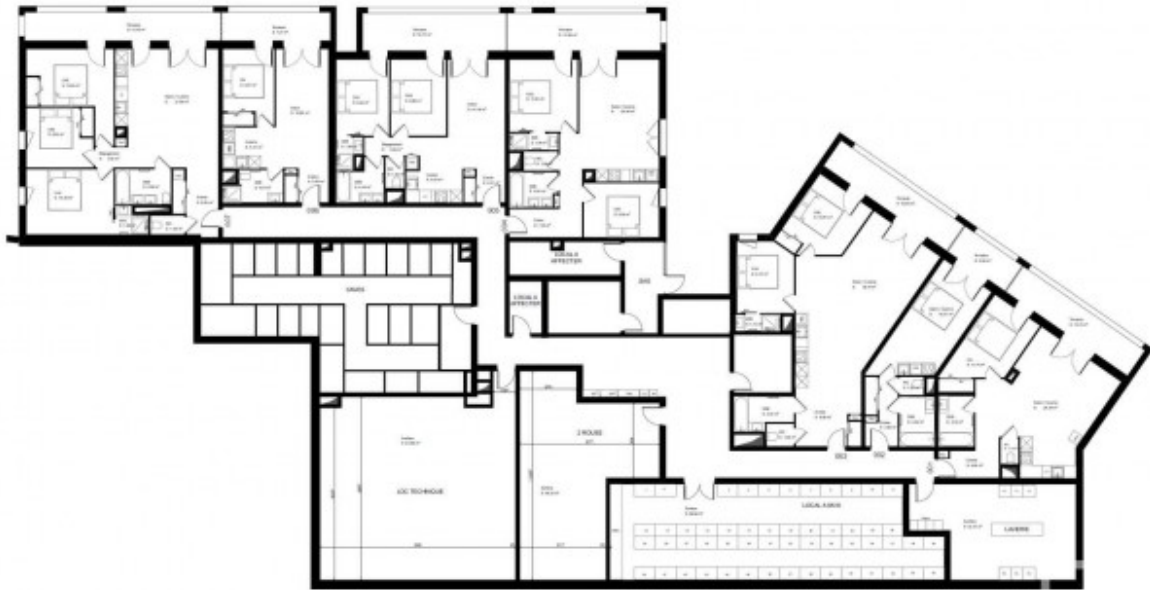
**Nota:** Les modifications sont susceptibles d'être apportées à ce plan, en fonction des éventuelles modifications de la construction, tant en ce qui concerne les dimensions, les finitions que l'équipement. Les surfaces indiquées sont approximatives. Les rebords, surfaces, faux-plafonds, escaliers, balcons, etc., sont indiqués, ainsi que des équipements susceptibles d'être indiqués.

0m 1 2 3









Ech: 1:75  
Date: 01/12/2020  
A1