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# Kayla Studio 311

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

**190 000 €uros**



## Contact

Contact **Claire Williams** about this property.

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# Key Features

<b>Price</b>	190 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/04/2022
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bathrooms</b>	1
<b>Floor area</b>	26.5 m <sup>2</sup>
<b>Land area</b>	58 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 an underground parking space 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.

Studio 311 has a habitable surface area of 26.5m<sup>2</sup> plus a garden with an east-facing terrace making up a further 58m<sup>2</sup>. Situated on the ground floor of the smaller building in the complex it's set back from the road in a peaceful setting. The main living space has french doors opening on to the terrace, and there's a separate entrance and bathroom with shower. The property is sold with an underground parking space.

Delivery is scheduled for September 2022.

Reduced notary fees and 10 year build warranty in place.

The property is covered by the copropriété rules.



**Note:** Les modifications sont susceptibles d'être apportées à ce plan, en fonction des révisions techniques du bâtiment. Les surfaces indiquées sont approximatives. Les rebords, bas-placards, ventilation, ballons d'eau chaude et équipement sont à titre indicatif.

Agence Realor Pajon  
Architecture et aménagement d'intérieur  
379 Avenue Raymond le Rouge, Clermont 64430



Permis: A3  
Echelle: 1:50  
Date: 15/12/2020



## APPARTEMENT 311

353 rue de Bellevue 74430 Les Houches



Une réalisation

Etage: R+3

Type: T1

Pièces	Surfaces (m²)
Entrée	3.63
Salle de bain	4.06
Salon / Cuisine	19.01
<b>TOTAL APPARTEMENT</b>	<b>26.56</b>













