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# Chalet La Racca

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

**1 575 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 575 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/11/2022
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Praz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	165 m²
<b>Land area</b>	520 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	1.4 km
<b>Nearest shops</b>	1.3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	F (494)
<b>CO2 emissions</b>	C (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet La Racca was built by a Chamionard family in the 1970's, incorporating original wood from a 300 year old farmhouse in Vallorcine which was dismantled and re-used for this build. The lower half is concrete and the upper a combination of woods. It has stayed in the family since construction and is truly a charming gem of a property.

The chalet has a surface area of 165m2 spread over three levels and sits on a private plot of approx 520m2; the upper two are habitable and the lower is ripe for conversion. In annexe is a garage and an outdoor parking space.

Garden level: independent access to spacious open-plan room with option to divide if desired, kitchen/boiler room/laundry, shower, WC, staircase to first floor (currently blocked off), oil tank room, conservatory and garage in annexe.

First floor: steps up to glass porch opening in to open-plan living & dining room with wood burner insert, and kitchen. Also on this floor is a bedroom, a bathroom and separate WC. From the porch and bedroom is accessed the south-west facing terrace with stunning views. This terrace is connected to a second terrace, facing north-west, that is above the connecting garages.

Upper floor: open gallery area currently used as an office and two sleeping areas. Option to partition off creating additional bedrooms, or closing off entirely to create a complete new level.

This property has tons of potential. The charm and tradition are already in place, with original parquet floors and historical alpine beams, and the location offers calm and views, whilst being close to Chamonix and the Flégère ski lift.













































