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Chalet Choucas

Servoz, Chamonix & Vallée, Mont Blanc

795 000 €uros



Contact

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Key Features

Price	795 000 Euros
Status	SOLD
Last updated	13/12/2023
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Servoz
Bedrooms	4
Bathrooms	2
Floor area	154 m ²
Land area	481 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	9.5 km
Nearest shops	2.5 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	D (209)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Chalet Choucas is a lovely west-facing chalet and its elevated position affords it impregnable views over Combloux and Mégève. Walking and biking trails are on the doorstep and the popular lac vert is nearby. The nearest ski pistes are at Les Houches, which is less than 10 minutes by car, with Chamonix centre 10 minutes further on. Servoz itself is becoming increasingly popular with families and there is a creche and a school in the village and an active local community.

Underfloor heating on the entrance level and an efficient wood burner make for cosy evenings in the winter season.

The chalet is currently configured as one large space, but the lower level could very easily be separated from the two upper floors in order to create additional income.

The chalet comprises thus:

Entry level - open-plan kitchen, dining, living area with wood burner.

Upper level: 3 bedrooms, large bathroom with shower and bath, double sink

Lower level: Additional room currently used as a utility room with patio doors, bedroom, shower room with laundry.

Exterior: Large garden, one parking space under car port with enclosed storage at the back of the space and a further private open air parking space.



DEUXIÈME ÉTAGE



REZ-DE-CHAUSSEE



PREMIER ÉTAGE

Toutes les dimensions indiquées sont approximatives. Appox 173m2.













