

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

Tel: +44 (0)208 123 2384 Email: info@alpine-property.com Web: www.alpine-property.com

# **Chalet Rosey**

Les Houches, Chamonix & Vallée, Mont Blanc

#### 1 195 000 €uros



### Contact

Contact **Claire Williams** about this property. **Tel:** +33 6 23 49 38 20 **Email:** claire@alpine-property.com

# **Key Features**

StatusSOLDLast updated10/04/2024AreaMont BlancLocationChamonix & ValléeLocationChamonix & ValléeWillageLes HouchesBedrooms3Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmRearest shops700 mGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Price	1 195 000 €uros
AreaMont BlancLocationChamonix & ValléeLocationChamonix & ValléeVillageLes HouchesBedrooms3Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyNood burning stoveNearest skiing1.3 kmGardenYesGarageSingleDrainageNains drainsTaxe foncièreD(246)CO2 emissionsB(8)	Status	SOLD
LocationChamonix & ValléeLocationChamonix & ValléeVillageLes HouchesBedrooms3Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Last updated	10/04/2024
VillageLes HouchesBedrooms3Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmGardenYesGarageSingleDrainageMains drainsTaxe foncièreJ (246)CO2 emissionsB (8)	Area	Mont Blanc
Bedrooms3Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)C02 emissionsB (8)	Location	Chamonix & Vallée
Bathrooms2Bathrooms2Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Village	Les Houches
Floor area150 m²Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)C02 emissionsB (8)	Bedrooms	3
Land area850 m²DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Bathrooms	2
DetachedYesHeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)C02 emissionsB (8)	Floor area	150 m²
HeatingUnderfloor heatingChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Land area	850 m²
ChimneyWood burning stoveNearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Detached	Yes
Nearest skiing1.3 kmNearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Heating	Underfloor heating
Nearest shops700 mGardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Chimney	Wood burning stove
GardenYesGarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Nearest skiing	1.3 km
GarageSingleDrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Nearest shops	700 m
DrainageMains drainsTaxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Garden	Yes
Taxe foncière1320.00 €urosEnergy efficiency ratingD (246)CO2 emissionsB (8)	Garage	Single
Energy efficiency ratingD (246)CO2 emissionsB (8)	Drainage	Mains drains
CO2 emissions B (8)	Taxe foncière	1320.00 €uros
	Energy efficiency rating	D (246)
Agency fees Paid by the seller	CO2 emissions	B (8)
	Agency fees	Paid by the seller

# **Property Description**

Chalet Rosey is a quality family chalet in perfect condition, which offers the great combination of alpine charm and modern amenities. The chalet is nestled in large landscaped gardens and a wooden barrel sauna looks out across woodland to the rear of the chalet, which lights up at night to add to the magic of this setting.

The light and airy open plan kitchen/dining/living room have high ceilings and solid oak floors, whilst a wood burner offers additional ambience for cosy winter nights in.

Tall triple glazed windows have been carefully positioned so that the couch looks directly at the majestic Aiguille du Midi. French doors open out onto a wooden sun deck with adjacent stone patio, which would be the perfect spot to put a hot tub to take in the views after a day on the nearby ski slopes at Bellevue and Prarion.

There is potential to convert the lower lounge that opens onto the garden into a further bedroom with very little work if extra sleeping space is needed.

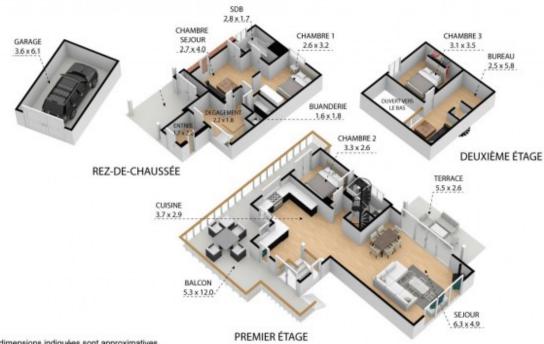
The chalet comprises thus:

Ground floor: entrance porch with storage, hallway with stairwell, utility room, master bedroom, bathroom with WC, lounge with garden access.

First floor: Large kitchen with access to spacious sunny terrace looking over to the ski slopes at Bellevue, double bedroom with French doors opening onto wooden terrace, shower room and WC, spacious open plan lounge and dining room with French doors opening onto wooden terrace and large garden.

Upper floor: Double bedroom, mezzanine with home office.

Exterior: Wooden sun deck, stone patio, landscaped gardens, barrel sauna, garden shed, large ski locker, garage plus three parking spaces.



Toutes les dimensions indiquées sont approximatives. The plans shown are approximate and for information purposes only.























