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# Les Chalets d'Olca, T4

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

**721 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	721 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	81.3 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	800 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	24
<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

Les Chalets d'Olca is a small development of four chalet style buildings, each housing six apartments, ranging from one to three bedrooms.

There are only two 3 bedroom apartments available, each with three double bedrooms, bathroom with separate WC, open-plan kitchen dining and living area with patio doors opening on to a south-west facing balcony.

The development backs on to a woodland and part of the condominium is in a protected natural zone, guaranteeing its peaceful surroundings and fabulous views.

There are two ski lifts in close proximity, and the centre of les Houches is only 800 meters away, where you can find local amenities, restaurants, bars and public transport to the rest of the Chamonix valley.

Numerous walking, biking and hiking trails are on the doorstep including the renowned tour de Mont Blanc circuit.

Every apartment benefits from a balcony or terrace, two generous underground parking spaces, a cave or a cellar. Additional visitor parking is also provided outside.

Attention has been given to optimize light and space, and the architect's design has maintained harmony with the natural environment.

Each apartment will have a variety of finishing options available and owners can liaise every step of the way with the team to ensure a customized interior finish that reflects their personality.

Option to request alternations to layouts during the early stages of the development.

Heating will be individual condensing boilers using mains gas and controllable remotely, allowing owners to begin their mountain retreat with immediate comfort.

The buildings are serviced by a lift.

Delivery is scheduled for the first half of 2026

10 year structural guarantees in place

Reduced notary fees

Apt ----- Floor ----- m2 --- Price Inc VAT -- Terrace / Balcony

X101 ----- 1st ----- 81.25m2 --- 711,000€ ---- 11.32m2 (B)

X201 ----- 2nd ----- 81.25m2 --- 721,000€ ---- 11.32m2 (B)

For more detailed information on the different options, click the links below.

[Les Chalets d'Olca, T3](#)

[Les Chalets d'Olca, T2](#)

The property is covered by the copropriété rules.















# X101 1er ÉTAGE



## LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASSIF



PLAN DE RÉFÉRENCE







