



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Antonia

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

**1 490 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	1 490 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	14/11/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	207.7 m <sup>2</sup>
<b>Land area</b>	1032 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	750 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	971.00 €uros
<b>Energy efficiency rating</b>	D (214)
<b>CO2 emissions</b>	D (46)
<b>Agency fees</b>	Paid by the seller

## Property Description

Tucked away at the end of a private lane with no passing traffic, Chalet Antonia enjoys stupendous panoramic views, and looks directly on to Mont Blanc and the surrounding peaks. The neighborhood provides a welcome tranquility, yet local amenities and public transport are only a few minutes walk away.

Chalet Antonia sits on a private land parcel of 1032m<sup>2</sup> and has a total surface area of 233m<sup>2</sup>. It comprises thus:

On the ground level an entrance hall, laundry/utility room, TV room, office (option for en-suite 4th bedroom), large garage of 26m<sup>2</sup>.

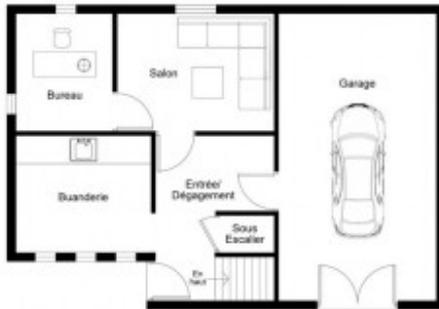
The first floor opens into the spacious open-plan kitchen dining and living area with wood burning stove. A dual aspect wooden terrace wraps around the southern and western façades, with breathtaking views of the surrounding summits providing the perfect backdrop to alfresco mealtimes. A bedroom and shower room are also on this level.

The upper level opens onto a landing under the eaves with exposed beams, a generous TV snug or play space, two double bedrooms, one of which is the master with magnificent en-suite bathroom (bath and shower), and a separate bathroom.

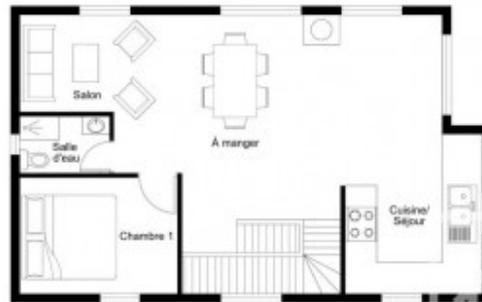
In addition to the garage there is space for multiple vehicles to park outside.



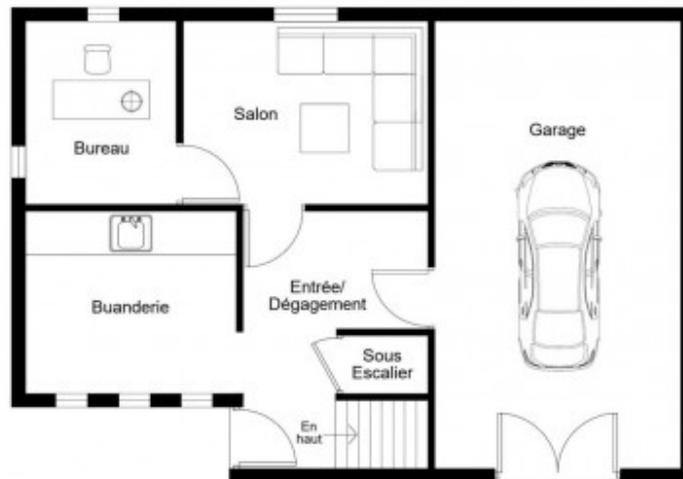
COMBLES



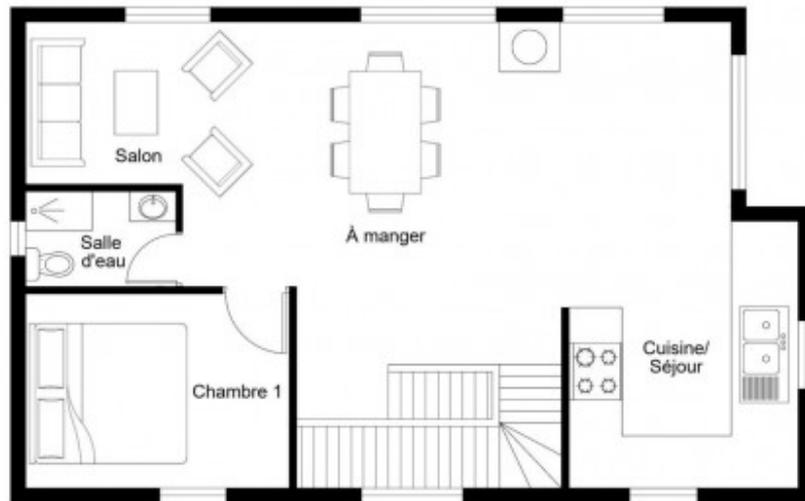
REZ-DE-CHAUSSÉE



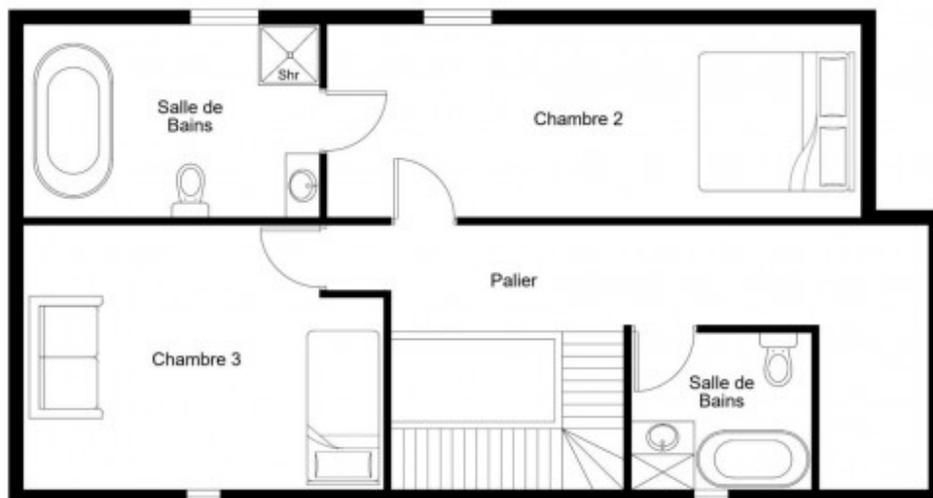
1ER ÉTAGE



REZ-DE-CHAUSSÉE



1ER ÉTAGE



COMBLES











