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Chalet Lumière

Chamonix, Chamonix & Vallée, Mont Blanc

1 230 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	1 230 000 Euros
Status	UNDER CONTRACT
Last updated	29/04/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	4
Bathrooms	1
Floor area	120 m²
Land area	486 m²
Detached	Yes
Heating	Heat pump
Chimney	None
Nearest skiing	2.3 km
Nearest shops	600 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	C (98)
CO2 emissions	C (15)
Agency fees	Paid by the seller

Property Description

Built in 2021, Chalet Lumière is designed to let natural light flood in from every angle, the 42m2 open-plan living/dining area and kitchen boasts quadruple exposition with a cathedral height ceiling and three glass doors opening onto the 30m2 sun-deck terrace. Stunning views are on show from every window, it is contemporary mountain living at its best!

Sat on a plot of land of 486m2 with an entirely enclosed garden, integrated garage and multiple parking spaces, the property is accessed via a private track set back from the road with no passing traffic. It ticks all the boxes for a delightful family home. The neighborhood is calm and the panoramic views are breathtaking.

Located in a peaceful area of Les Houches, the property is within walking distance of the local shops and public transport. Numerous hiking and biking trails are on the doorstep and the ski lifts at Bellevue and Prarion are a short bus ride or drive away.

The chalet comprises thus:

Garden level: Entrance with storage, utility room, internal access to large garage of 27m2, three bedrooms, family bathroom.

First floor: Guest toilet, open-plan dining room/kitchen/living area with double height ceiling, opening onto spacious 30m2 south-east facing terrace with access to the garden.

Upper floor: Large multi purpose mezzanine area of approximately 30m2

Over the three floors are approximately 100m2 of habitable surface area, 120m2 of total living area, plus the garage of 27m2.

A concrete and wooden structure, the chalet is well insulated, and the heating and hot water are run by an efficient heat pump, powered by gas, meaning the monthly costs are kept low.

Construction guarantee in place until 2031.













