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# Chalet Lumière

**Chamonix, Chamonix & Vallée, Mont Blanc**

**1 290 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 290 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	14/11/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	120 m <sup>2</sup>
<b>Land area</b>	486 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	None
<b>Nearest skiing</b>	2.3 km
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	C (98)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

Built in 2021, Chalet Lumière is designed to let natural light flood in from every angle, the 42m<sup>2</sup> open-plan living/dining area and kitchen boasts quadruple exposition with a cathedral height ceiling and three glass doors opening onto the 30m<sup>2</sup> sun-deck terrace. Stunning views are on show from every window, it is contemporary mountain living at its best!

Sit on a plot of land of 486m<sup>2</sup> 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 27m<sup>2</sup>, three bedrooms, family bathroom.

First floor: Guest toilet, open-plan dining room/kitchen/living area with double height ceiling, opening onto spacious 30m<sup>2</sup> south-east facing terrace with access to the garden.

Upper floor: Large multi purpose mezzanine area of approximately 30m<sup>2</sup>

Over the three floors are approximately 100m<sup>2</sup> of habitable surface area, 120m<sup>2</sup> of total living area, plus the garage of 27m<sup>2</sup>.

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.















