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# Chalet Fox

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

**1 650 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 650 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	23/01/2025
<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>	202 m <sup>2</sup>
<b>Land area</b>	505 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	C (145)
<b>CO2 emissions</b>	A (1)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Fox is a light and spacious family chalet in perfect condition, offering a combination of alpine charm and modern comfort. The voluminous open-plan dining and living room has high ceilings and large windows to maximize natural light, whilst underfloor heating and a wood-burning stove offer additional ambiance for cosy winter nights.

The large bespoke kitchen with dual aspect views across the valley offers the perfect setting for hosting and cooking.

The huge garage boasts ample space to store multiple vehicles, sports equipment, or as the current owners have it, a climbing wall and gym.

To the exterior is space for multiple vehicles to park, as well as a covered parking area, and on the east and southern sides is a large sunny terrace where one can enjoy the fabulous views whilst sunbathing or barbecuing during the long summer days.

The property is situated close to a natural woodland area with plenty of hiking trails, and enjoys an elevated position overlooking the peaks of the Les Houches ski area.

Built in 2015, the chalet is a concrete and wood structure, benefiting from an efficient wood pellet underfloor heating system and triple glazing throughout.

The chalet comprises thus:

Lower ground floor: Entrance hallway, two bedrooms, family bathroom, technical room, workshop, large garage currently housing climbing wall and gym.

Ground floor: Master bedroom with en-suite shower and WC, double bedroom, bathroom, guest WC, open-plan fitted kitchen/dining room/lounge with cathedral ceiling opening onto wooden terrace and garden.

Upper floor: Mezzanine space/home office - option to close off to create a 5th bedroom if desired.

Exterior: Terrace, garden, parking.

























