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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

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Chalet Heidi

Chamonix, Chamonix & Vallée, Mont Blanc

675 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	675 000 Euros
Status	FOR SALE
Last updated	24/02/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	3
Bathrooms	2
Floor area	40 m²
Land area	969 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	On piste
Nearest shops	2 km
Garden	Yes
Garage	None
Drainage	Mains drains
Energy efficiency rating	G (785)
CO2 emissions	C (24)
Agency fees	Paid by the seller

Property Description

Rare opportunity to purchase a ski-in ski-out property in the Chamonix valley. Chalet Heidi is located right on the home run of the Les Houches ski area, at the end of an access track in winter, with through-traffic access in summer.

A detached chalet of approx 40m2 loi carrez with an additional 15m2 under 1.8m, plus a separate converted mazot housing an insulated studio apartment perfect for guests or additional rental income, sitting on a stunning land plot of 969m2 enjoying panoramic views of the Fis, the Les Houches and the Mont Blanc mountain ranges.

Ground floor: entrance with storage, guest WC, kitchen open to triple aspect dining and living area with wood burning stove and access to corner balcony overlooking the ski piste.

Upper level: two double bedrooms under the eaves, one with renovated en-suite bathroom.

In annexe: an outdoor area with potential to be closed off to create additional habitable space within existing footprint, a mazot with electricity, bathroom, kitchenette and bedroom/living area.

Possibility of extending a further 30% of existing habitable surface area, and building a separate garage, subject to planning permission.

Pop your skis on at the door and find yourself in immediate winter wonderland!













