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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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Rivendell

Chamonix, Chamonix & Vallée, Mont Blanc

1 200 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	1 200 000 Euros
Status	FOR SALE
Last updated	19/05/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	5
Bathrooms	5
Floor area	160 m²
Land area	600 m²
Detached	No
Heating	Oil fired central heating
Chimney	Enclosed fire
Nearest skiing	330 m
Nearest shops	350 m
Garden	Yes
Garage	None
Drainage	Mains drains
Energy efficiency rating	D (193)
CO2 emissions	D (44)
Agency fees	Paid by the seller

Property Description

Bordered by forest in the sunny Chavants area of Les Houches, Rivendell's magical garden overlooks the Mont Blanc massif, and enjoys direct access to a footpath descending to the Prarion ski lift and public transport. When the snow allows, one can ski almost back to the garden from the home run, and in the summer a babbling brook runs through under the private bridge. A true haven from which to enjoy breathtaking views in the distance, and the Prarion cablecar passing overhead.

Currently managed as a short-term holiday business, the vast living area, 5 en-suite bedrooms and almost ski-in ski out location makes for a profitable rental return. More details available on request.

The south-facing glass openings allow light to pour in on the vast living area, creating a magical setting.

Layout: :

Garden level - entrance hallway with laundry area, double bedroom with WC and shower, open-plan kitchen, spacious dining area and living room with wood burning insert overlooking the garden with stream and the Mont Blanc massif beyond. 1 triple bedroom with additional sleeping area/office space on the mezzanine and en-suite, 3rd double bedroom with en-suite.

Upper level - two double bedrooms, both en-suite.

In annexe three private outdoor parking spaces















