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Eden

Les Houches, Chamonix & Vallée, Mont Blanc

990 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	990 000 Euros
Status	FOR SALE
Last updated	19/05/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	5
Bathrooms	4
Floor area	140 m²
Land area	500 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
Taxe foncière	1250.00 Euros
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, Eden's magical dual terrace 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. 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 elevated luminous living area, 5 en-suite bedrooms and almost ski-in ski out location makes a profitable rental return. More details available on request.

The triple orientation and ceiling glass openings allow light to pour in on the open-plan kitchen and living area, creating a magical setting. The patio doors onto the terrace offer an additional living space in the summer months.

A communal garden to the west of the building offers the perfect spot from which to enjoy the evening sun. There are two ways to access the property: either via the communal entrance (shared with one other property), or directly via the private garden on the upper level, where there's one of the three private parking spaces directly outside.

Layout:

Lower level - large entrance hallway with laundry area, double bedroom with shower, separate WC, master bedroom with en-suite and access to garden, family bathroom, two more double bedrooms, one with sink and shower.

Upper level - large low room under the eaves, ideal for children, extra sleeping space, or storage. Fifth bedroom with sink and shower, separate WC, open-plan kitchen and living room with fabulous views of both the Fis range to the west and the Mont Blanc massif to the east. A wood fire insert adds a cosy element in winter, and a terrace with a stunning two storey private garden offers a magical summer environment.

Underfloor heating throughout, and three private outdoor parking spaces.

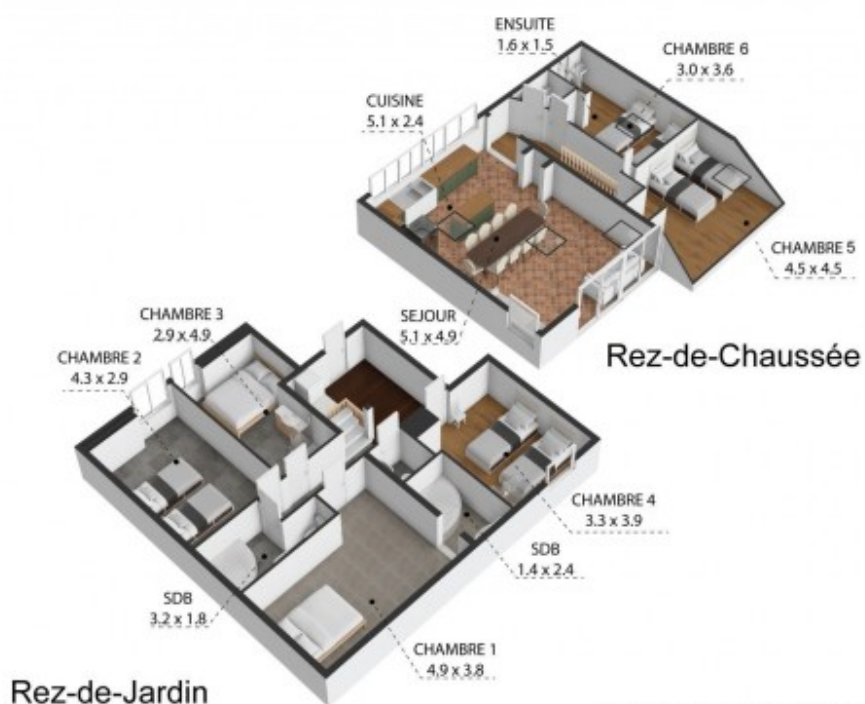












Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



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