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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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Les Cosmiques

Les Houches, Chamonix & Vallée, Mont Blanc

790 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	790 000 Euros
Status	FOR SALE
Last updated	08/07/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	3
Bathrooms	2
Floor area	80.1 m²
Heating	Gas
Chimney	None
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	25 m
Garden	No
Garage	Covered parking
Drainage	Mains drains
Annual charges	2040.00 Euros
Number of lots	28
Procédure en cours	No
Energy efficiency rating	C (107)
CO2 emissions	C (20)
Agency fees	Paid by the seller

Property Description

In a recently built residence in the heart of Les Houches, Les Cosmiques has everything you need for a turn-key mountain property. Plenty of storage, three bedrooms, two bathrooms, large south-facing balcony with Mont Blanc views, ski locker, storage cellar, private covered parking. Central location close to ski slopes with public transport and local amenities close by, ten minutes from Chamonix centre.

Completed in 2024 by local developers L&L, the apartment feels brand new. High quality materials have been used throughout, and light pours in through the triple exposition windows and large patio doors.

Heating is underfloor, town gas, individual.

Situated on the second floor (and serviced via stairs and lift), it comprises thus: entrance, WC, laundry room, storage, master bedroom with en-suite bathroom, two double bedrooms, shower room, open-plan living/dining room with fully equipped kitchen and patio doors on to 11,26m² south-facing balcony. All bedrooms have integrated storage.

Les Cosmiques is the ideal alpine property for a rental investment, primary or secondary residence.

Structural guarantees in place until 2034

The property is covered by the copropriété rules.













