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Appt. de la Chapelle

Les Houches, Chamonix & Vallée, Mont Blanc

1 149 500 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	1 149 500 €uros
Status	FOR SALE
Last updated	17/12/2025
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	7
Bathrooms	2
Floor area	219.2 m²
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	500 m
Garden	No
Garage	Single
Drainage	Mains drains
Annual charges	420.00 €uros
Number of lots	5
Procédure en cours	No
Energy efficiency rating	D (192)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

In the heart of Les Houches village and mountain resort, this beautiful duplex apartment occupies the two uppermost floors of a lovingly restored, fully renovated 19th Century Savoyard farmhouse. The south-facing balcony and large windows draw your gaze outward to one of the most iconic panoramas in the Alps, with every season telling a new story.

Whether in the quiet glow of morning or the soft warmth of late afternoon sun, every space has been thoughtfully created by its architect-owner and reflects an intelligent design, bringing together generous volumes and contemporary comfort while paying homage to the traditional alpine context.

Apartment la Chapelle exudes a cocoon-like warmth, centred around a 77 m² open-plan kitchen, dining, and living area, with quadruple orientation and French doors that flood the space with natural light. A wood-burning stove adds to the cosy atmosphere, while the south-facing balcony provides beautiful views of the Mont Blanc massif. This space is perfect for family gatherings, relaxed entertaining, or simply sipping a morning coffee in the sun.

The apartment offers a versatile layout with a total area of 300m² of flexible living space.

It currently comprises thus:

Lower Level: Welcoming entrance hallway, expansive open-plan kitchen, dining and living area with adjoining music room, five bedrooms, family bathroom, two separate WCs and laundry room.

Upper Level: Generous office space that's ideal for remote work or a creative hub, plus two additional bedrooms and useful storage and hallway spaces. Option to create additional bathroom on the upper level or to transform into a master suite.

The current layout and overall surface area offers flexibility for rooms to be modified or redesigned to create larger en-suite bedrooms, additional bathrooms, and/or office spaces.

A large vaulted cellar, private garage and exterior parking complete the annexed facilities, along with shared access to the residence's bike storage and garden.

Architects' plans are available on request to create an additional bathroom on the upper level and create ensuite bathrooms, depending on buyer's individual requirements.

The property is covered by the copropriété rules.















