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# Chalet Chouca

**Les Houches, Chamonix & Vallée, Mont Blanc**

**1 290 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 290 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	31/12/2025
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	225 m²
<b>Land area</b>	700 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	700 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (205)
<b>CO2 emissions</b>	C (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Chouca is in the St. Antoine neighbourhood of the ski resort and village of Les Houches, within walking distance of local shops, restaurants and public transport. Geneva airport is an hour's drive away.

Built in 2007, it is recent and in good condition throughout, with plenty of space spread over three levels, offering flexibility, plenty of storage, and a variety of living areas to be enjoyed.

It comprises thus:

**Garden level:** entrance into second living room with south-facing balcony, guest WC, fully equipped open-plan kitchen onto dining area and cathedral height primary living room with multiple glass openings, views of the ski pistes, opening onto a large wooden terrace and private garden facing west. A wood burning stove was installed in 2025 for added ambiance on cosy winter nights.

**Upper level:** south-facing master bedroom with balcony and ensuite with bath and shower, two further bedrooms with shower ensuites, one with north-west facing balcony.

**Lower level:** chill out zone, gym with sauna, office, storage room, double garage, fourth double bedroom with ensuite.

Exterior parking for several vehicles.

Central heating & hot water: town gas.























