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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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Appts. Wisteria

Les Houches, Chamonix & Vallée, Mont Blanc

940 000 €uros



Contact

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Key Features

Price	940 000 Euros
Status	FOR SALE
Last updated	24/06/2026
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	4
Bathrooms	2
Floor area	160.2 m ²
Heating	Wood pellet boiler
Nearest skiing	500 m
Nearest shops	2 km
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	983.00 Euros
Annual charges	2000.00 Euros
Number of lots	3
Procédure en cours	No
Energy efficiency rating	D (244)
CO2 emissions	B (7)
Agency fees	Paid by the seller

Property Description

This bright and spacious duplex is located in the highly sought after area of Les Chavants, in the alpine village of Les Houches in the Chamonix valley. Originally the local school, built in the 19th century, the building was more recently transformed into three apartments. The location is favoured for its year-round sunny exposition and proximity to the Prarion cablecar and transport links.

The property offers a total surface area of 160m² (137 m² loi carrez) and occupies the first and second floors of a small, well-maintained residence. Recently converted, it is currently configured as two separate apartments, one per floor, offering maximum flexibility in terms of rental return, whilst remaining easy to reunite both floors to create a stunning duplex 4 bedroom residence.

The main open-plan living and kitchen area boasts large double-glazed windows framing uninterrupted views of the Mont Blanc and Fix mountain ranges, and access to a sunny 40 m² terrace with established wisteria tree, providing a perfect setting for outdoor dining or relaxation while taking in the panoramic alpine views.

Upstairs, the property benefits from impressive ceiling height, newly installed Velux windows to optimise natural light, and additional insulation to enhance energy efficiency.

The property comprises thus:

Communal entrance with laundry area and storage, stairs up to first and upper floors.

First floor: Entrance, WC, family shower room, 2 double bedrooms, kitchen/dining/living area with access to large sunny terrace with Mont Blanc views.

Upper floor: 2 double bedrooms, family bathroom, secondary kitchen opening onto a living area and charming wooden balcony facing Mont Blanc.

The property is sold furnished and includes a private covered parking space, a cellar and an additional storage room, providing ample space for skis, bikes and sports equipment.

The property is covered by the copropriété rules.













