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# Appts. Wisteria

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

**1 025 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 025 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	07/05/2026
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	160.2 m <sup>2</sup>
<b>Heating</b>	Wood pellet boiler
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	2 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	983.00 €uros
<b>Annual charges</b>	2000.00 €uros
<b>Number of lots</b>	3
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (244)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	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 160m<sup>2</sup> (137 m<sup>2</sup> 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 m<sup>2</sup> 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.













