



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Rosey

Les Houches, Chamonix & Vallée, Mont Blanc

1 195 000 €uros



Contact

Contact **Claire Williams** about this property.

Tel: +33 6 23 49 38 20

Email: claire@alpine-property.com

Key Features

Price	1 195 000 €uros
Status	SOLD
Last updated	10/04/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	3
Bathrooms	2
Floor area	150 m ²
Land area	850 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	1.3 km
Nearest shops	700 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1320.00 €uros
Energy efficiency rating	D (246)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Chalet Rosey is a quality family chalet in perfect condition, which offers the great combination of alpine charm and modern amenities. The chalet is nestled in large landscaped gardens and a wooden barrel sauna looks out across woodland to the rear of the chalet, which lights up at night to add to the magic of this setting.

The light and airy open plan kitchen/dining/living room have high ceilings and solid oak floors, whilst a wood burner offers additional ambience for cosy winter nights in.

Tall triple glazed windows have been carefully positioned so that the couch looks directly at the majestic Aiguille du Midi. French doors open out onto a wooden sun deck with adjacent stone patio, which would be the perfect spot to put a hot tub to take in the views after a day on the nearby ski slopes at Bellevue and Prarion.

There is potential to convert the lower lounge that opens onto the garden into a further bedroom with very little work if extra sleeping space is needed.

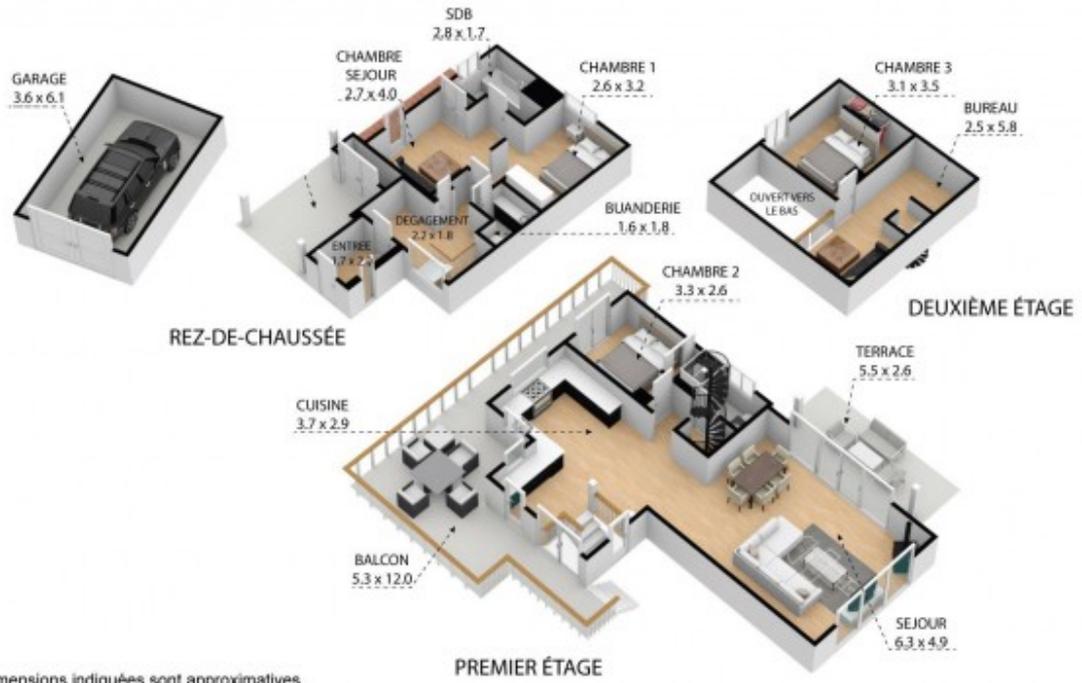
The chalet comprises thus:

Ground floor: entrance porch with storage, hallway with stairwell, utility room, master bedroom, bathroom with WC, lounge with garden access.

First floor: Large kitchen with access to spacious sunny terrace looking over to the ski slopes at Bellevue, double bedroom with French doors opening onto wooden terrace, shower room and WC, spacious open plan lounge and dining room with French doors opening onto wooden terrace and large garden.

Upper floor: Double bedroom, mezzanine with home office.

Exterior: Wooden sun deck, stone patio, landscaped gardens, barrel sauna, garden shed, large ski locker, garage plus three parking spaces.



Toutes les dimensions indiquées sont approximatives.
 The plans shown are approximate and for information purposes only.













