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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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Les Chalets d'Olca, T3

Les Houches, Chamonix & Vallée, Mont Blanc

551 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	551 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Les Houches
Bedrooms	2
Bathrooms	1
Floor area	62.1 m ²
Heating	Gas
Nearest skiing	1.5 km
Nearest shops	800 m
Garage	Covered parking
Drainage	Mains drains
Number of lots	24
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Chalets d'Olca is a small development of four chalet style buildings, each housing six apartments, ranging from one to three bedrooms.

There are eight 2 bedroom apartments in total, each with two double bedrooms, bathroom and open-plan kitchen dining and living area with patio doors opening on to a balcony or terrace and garden.

The development backs on to a woodland and part of the condominium is in a protected natural zone, guaranteeing its peaceful surroundings and fabulous views.

There are two ski lifts in close proximity, and the centre of les Houches is only 800 meters away, where you can find local amenities, restaurants, bars and public transport to the rest of the Chamonix valley.

Numerous walking, biking and hiking trails are on the doorstep including the renowned tour de Mont Blanc circuit.

Every apartment benefits from a balcony or terrace, two generous underground parking space, a cave or a cellar. Additional visitor parking is also provided outside.

Attention has been given to optimize light and space, and the architect's design has maintained harmony with the natural environment.

Each apartment will have a variety of finishing options available and owners can liaise every step of the way with the team to ensure a customized interior finish that reflects their personality.

Option to request alternations to layouts during the early stages of the development.

Heating will be individual condensing boilers using mains gas and controllable remotely, allowing owners to begin their mountain retreat with immediate comfort.

The buildings are serviced by a lift.

Delivery is scheduled for the first half of 2026

10 year structural guarantees in place

Reduced notary fees

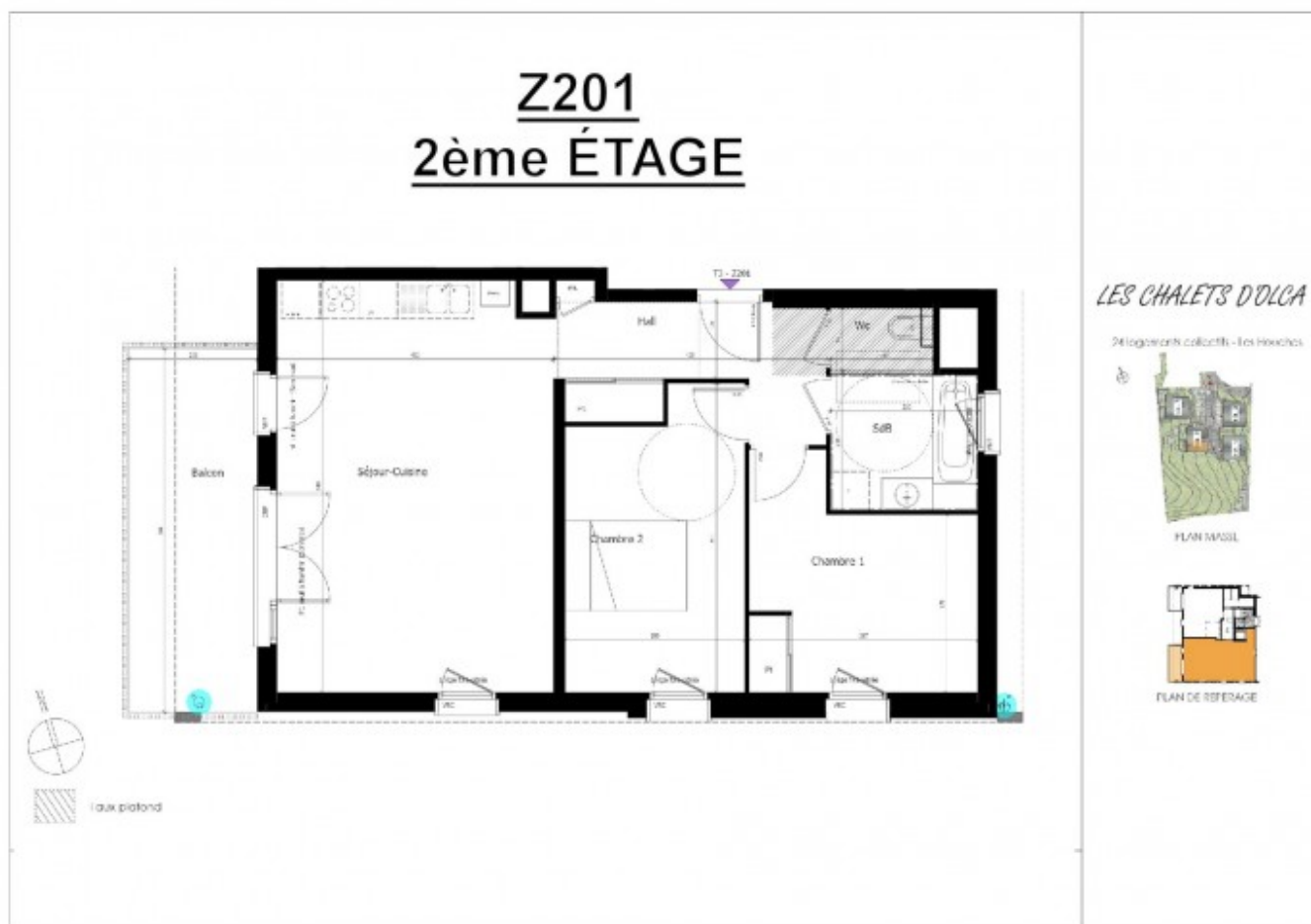
Apt	Floor	m2	Price Inc VAT	Terrace / Balcony
T101	1st	67.22m2	606,000€	10.75m2 (B)
T201	2nd	81.07m2	711,000€	10.75m2 (B)
Y101	1st	70.62m2	636,000€	11.32m2 (B)
Y201	2nd	70.62m2	646,000€	11.32m2 (B)
Y202	2nd	62.10m2	551,000€	7.50m2 (B)
Z001	ground	64.39m2	596,000€	11.35m2 (T) with 23m2 garden
Z101	ground	64.39m2	591,000€	11.33m2 (B)
Z201	2nd	64.39m2	601,000€	11.33m2 (B)

For more detailed information on the different options, click the links below.

[Les Chalets d'Olca, T4](#)

[Les Chalets d'Olca, T2](#)

The property is covered by the copropriété rules.









T101 1er ÉTAGE



LES CHALETS D'OLCA

24 logements collectifs - Les Houches

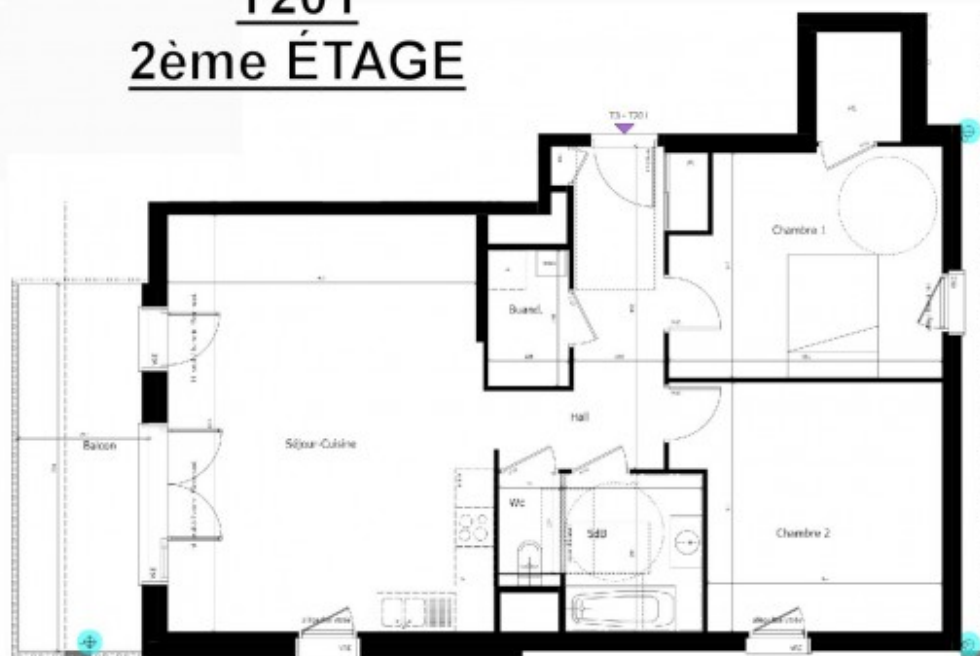


PLAN MASSIF



PLAN DE RÉFÉRENCE

T201 2ème ÉTAGE



LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASSIF



PLAN DE RÉFÉRENCE

Y101 1er ÉTAGE



LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASS



PLAN DE RÉFÉRENCE

Y201 2ème ÉTAGE



LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASS



PLAN DE RÉFÉRENCE

Y202 2ème ÉTAGE



■ aux plafonds

LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASSIF



PLAN DE RÉFÉRENCE

Z001 REZ-DE-CHAUSSÉE



■ aux plafonds

LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASSIF



PLAN DE RÉFÉRENCE

Z101 1er ÉTAGE



LES CHALETS D'OLCA

24 logements collectifs - Les Hivernées



PLAN MASSIF



PLAN DE RÉFÉRENCE