



## Agence Immobilière Moderne

174, rue du Docteur Paccard  
BP93 - 74402 Chamonix Mont Blanc  
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# 770 000 €

Fees payable by the vendor

Ref.5645

## Appartement

Les Houches

Appartement 4 pièces avec jardin



In a country house, large apartment of 157 m2 located on the ground floor with adjoining west-facing garden and wooden terrace. The property consists of a beautiful entrance with storage, a large fitted kitchen with dining area, a beautiful living room with access to the terrace and garden and pellet stove, 3 spacious bedrooms, a bathroom and a bathroom. bathrooms w.c. , separate WC. Laundry.

The large garden with its garden shed enjoys plenty of sunshine in summer.

2 parking spaces.

Numerous storage spaces in outbuildings: cellar, sauna, garden shed, storage for stove pellets, etc.

Quiet and bucolic location. Ski slopes 5 minutes away. Lots of



Number of rooms:	4
Number of bedrooms:	3
Number of bathrooms:	2
Exposition :	Sud - ouest
Location:	Les Houches
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Taxe habitation :	1 481 €
Taxe foncière :	1 154 €
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Annual service charge (loi Alur):	3 000 €
Number of lots:	2
Surface area:	157 m <sup>2</sup>

Heating: collectif fuel

