



## Agence Immobilière Moderne

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# 650 000 €

Fees payable by the vendor

Ref.5664

## Chalet

Les Houches  
Semi-detached chalet



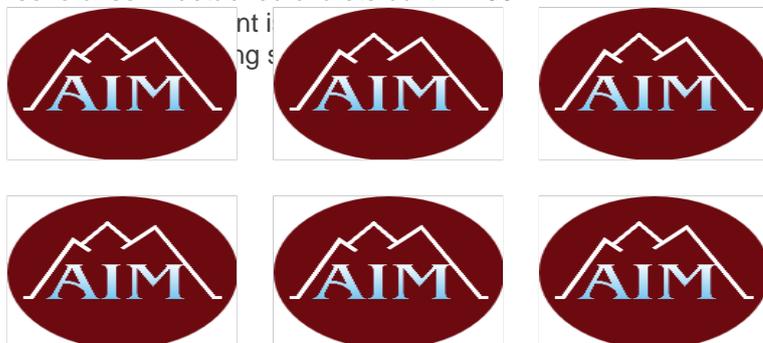
Semi-detached chalet located in a residential area of ??Les Houches on a 195 m<sup>2</sup> plot.

With a floor area of ??85 m<sup>2</sup> (67.70 m<sup>2</sup> of living space), it is composed as follows:

- Garden level: a living room with an open kitchen and TV area, a large pantry/laundry room, a guest cloakroom, and access to the terrace and garden.
- Upper floor: 4 bedrooms, partly with sloping ceilings, a shower room with WC.
- Basement: a home cinema room, a small bedroom, a shower room with WC, and a wine cellar.

The living room faces west for optimal sunlight and views of the Prarion and the Aiguille du Gouter.

This chalet for sale in Les Houches is part of a complex of several semi-detached chalets built in 1997.



Number of rooms :	5
Number of bedrooms:	4
Number of bathrooms:	2
Exposition :	Ouest
View :	Le Prarion
Location:	Les Houches
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Taxe foncière :	749 €
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Surface area loi Carrez:	67.70 m <sup>2</sup>
Condition :	Good

