

# LES HOUCHES

ref: loup

## Chalet Loup

108 Avenue de l'Aiguille du Midi  
74400 CHAMONIX MONT-BLANC

### Financial Information

Sale Price:	€700,000
Notaire Fees:	€53,200

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### Description

Bedrooms:	2
Bathrooms:	1
Habitable Area:	60m <sup>2</sup>
Total Area:	60m <sup>2</sup>
Land Area:	2301m <sup>2</sup>
Cellar:	Yes

### Situation

This property is in Les  
Proximity: Houches Close to: Bus,  
Shops & Ski slope

### Building Description

Heating:	Electric
Facade:	Concrete
Year of construction:	1960



### Additional Information

Chalet Loup is a 60m<sup>2</sup> gem nestled in the forest of Les Houches, set on a generous 2,300m<sup>2</sup> plot. Currently a family home, the property feels both cosy and secluded while remaining just a 3-minute drive from the centre of Les Houches. The expansive grounds extend into the forest and across a stream, creating a truly peaceful natural setting. Standalone properties of this size, set on such substantial land, are increasingly rare in the valley.

- 60m<sup>2</sup> standalone chalet on 2,300m<sup>2</sup> of land
- Forest setting with stream
- 3 minutes from Les Houches centre
- Extension potential (subject to permission)
- 25m<sup>2</sup> cave for storage

