

CHAMOSON



Magnificent charming house nestled in a
haven of peace

CHF 1'150'000.-

Price of parking place(s) in addition



6



3



~109 m²

n° ref. **041145**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled on the heights of Chamonix, in the heart of an enchanting setting, this charming property offers a perfect blend of authenticity and modern comfort with no overlooking and a breathtaking view of the mountains.

From the moment you enter, you'll be seduced by the unique cachet of this home, where exposed beams and natural stone blend harmoniously to create a warm, bright atmosphere. The generous living space opens onto a panoramic terrace, offering magnificent views of the mountains on either side.

The house features a spacious fitted kitchen and a cosy living room with fireplace, ideal for convivial evenings, a bright living room under a veranda and several spacious bedrooms. Outside, the landscaped garden, a veritable haven of peace, invites you to relax with the seasons.

Located in a preserved environment, this rare property is a unique opportunity for lovers of nature and tranquility, just minutes from amenities and main roads.

SURFACES

Living area	~ 109 m ²
Surface of parcel	~ 3368 m ²
Useful surface	~ 170 m ²

- 3 bedrooms of approx. 15m²
- Clearance

Basement

- Cave

CARACTERISTICS

Number of floors	2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	2
Number of terraces	2
Year of construction	1975
Year of restoration	2021
Heating system	Electricity, Wood, Solar
Heating installation	Radiator, Stove
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included

ANNEXES

- Workshop/garage
- 2 covered parking spaces
- 2 outdoor parking spaces

DISTANCES

Public transports	140 m
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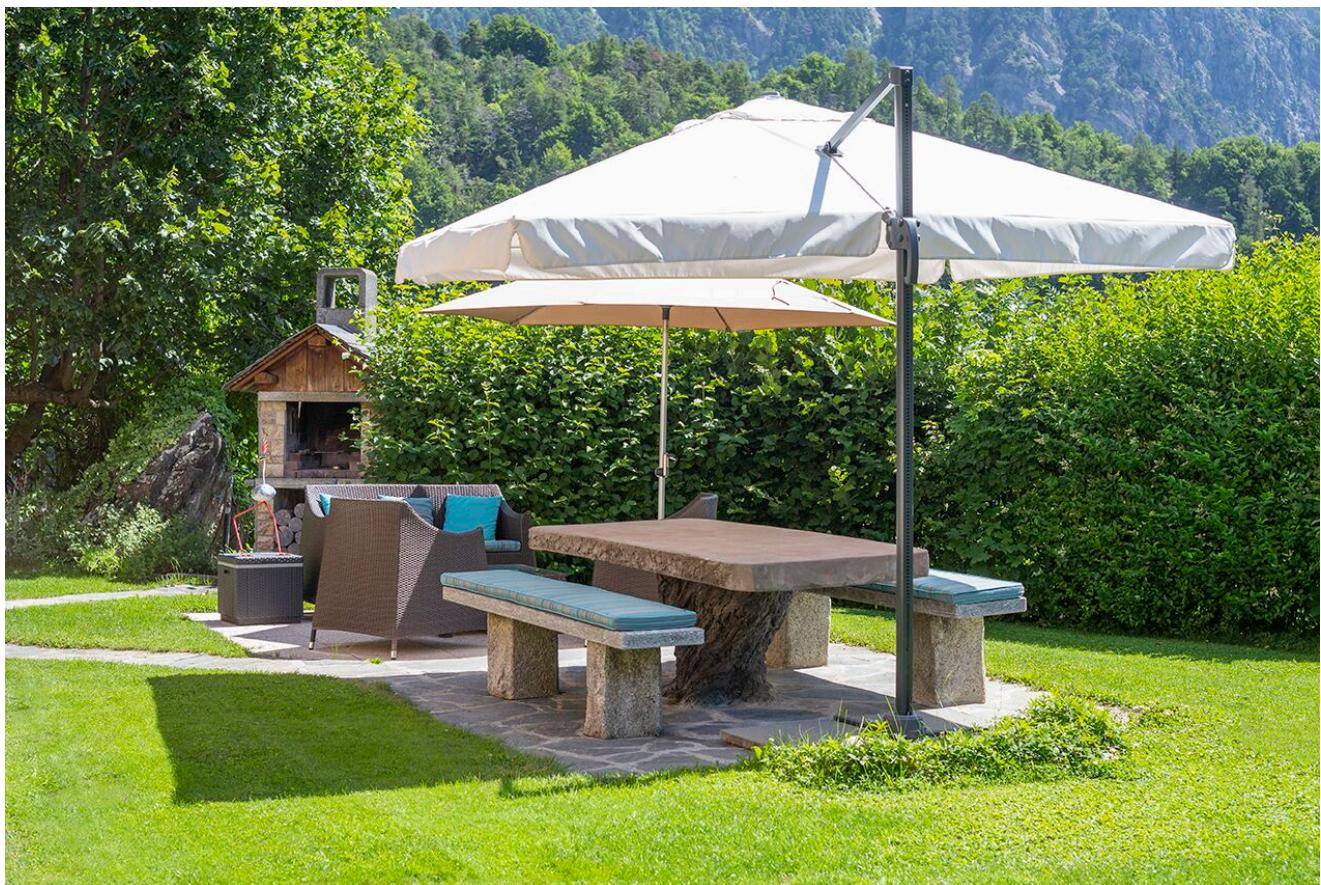
DISTRIBUTION

Ground floor

- Entrance hall
- Storage room
- Bathroom
- Fitted kitchen
- Living room with fireplace
- Living room under veranda

1st floor

- Night hall
- Shower room



LOCATION

Situated on a vast 3368m² plot with private tarmac access, this charming home enjoys an exceptional location away from prying eyes and nuisances.

Offering a magnificent view of the mountains, its landscaped grounds make this property a real little corner of paradise that's a must-see.

ROOFING

- Solar panels (annual income approx. CHF 2000.- to CHF 2500.-)

OUTSIDE CONVENIENCES

- Landscaped garden
- Barbecue
- Furnished terrace
- 2 covered parking spaces
- 2 outdoor parking spaces

NEIGHBOURHOOD

- Bus stop
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)
- Parking
- Barbecue

INSIDE CONVENIENCES

- Eat-in-kitchen
- Cellar
- Workshop
- Built-in closet
- Fireplace
- Double glazing
- Exposed beams
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Shower

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Garden
- Mountains

FINANCIAL DATA

Price

CHF 1'150'000.-

Availability

To be discussed

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