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## Pretty duplex to convert in the heart of the village of les houches les houches

**Burgundy**



**€630,000**

inc. of agency fees

**3 Beds      1 Baths      120 sqm**

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### At a Glance

**Reference** MFH-BUR-C4770

**Bed** 3

**Near to** N/A

**Bath** 1

**Pool** No

**Price** €630,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Les Houches, just a few minutes from the prestigious center of Chamonix, this duplex offers a unique opportunity to create an exceptional living space to suit your taste.

Built on two levels, this apartment offers a total surface area of around 120 sqm and a Carrez surface area of 94.8 sqm. The result of cutting out a large apartment, this property offers a solid, spacious base from which to create your own Alpine cocoon. An attractive east-facing balcony and a parking space complete this property. Discover the infinite potential of this space, where your mountain dreams come to life. For more information and to arrange a viewing, please contact us!

#### KEY POINTS:

Apartment original build.

Potential

Surfaces

Customized layout

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€630,000

Key Information

Internal Area:	120 sqm
Floor:	2
Property Features:	
• Energy Consumption:	209

Location: Burgundy



## Gallery



As Featured in

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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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