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## Charming loft in the heart of les houches with open views les houches

**Burgundy**



**€993,300**

inc. of agency fees

**3 Beds      1 Baths      191 sqm**

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### At a Glance

<b>Reference</b>	MFH-BUR-C4768	<b>Near to</b>	N/A	<b>Price</b>	€993,300
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	191 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Just a few minutes from the village center of Les Houches, in the Griez area, come and discover this spacious apartment on the top floor of a small condominium.

With a total surface area of 191 sqm, including 129 sqm under the Carrez law, this atypical duplex will surprise you with its spaciousness and potential. On the first level, you'll find a vast living room with a wood-burning stove, a south-facing kitchen/dining/living room leading onto a large balcony with a magnificent view of the Mont Blanc massif, two bedrooms and a toilet. The layout of the first floor is entirely customizable, with many possibilities open to you. A garage and an authentic vaulted cellar complete this property. Please do not hesitate to contact us for further information.

**KEY POINTS:**

Apartment original build.

Views

Surfaces

Customized layout

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€993,300

## Key Information

Internal Area:	191 sqm
Floor:	2
Property Features:	
• Energy Consumption:	209

## Location: Burgundy



# Gallery





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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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