



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Les Chalets d'Olca, T2

**Les Houches, Chamonix & Vallée, Mont Blanc**

**403 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	403 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Les Houches
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	44.4 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	800 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	24
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Chalets d'Olca is a small development of four chalet style buildings, each housing six apartments, ranging from one to three bedrooms.

There are eleven 1 bedroom apartments in total, each with a double bedroom, bathroom and open-plan kitchen dining and living area with patio doors opening on to a balcony or terrace and garden.

The development backs on to a woodland and part of the condominium is in a protected natural zone, guaranteeing its peaceful surroundings and fabulous views.

There are two ski lifts in close proximity, and the centre of les Houches is only 800 meters away, where you can find local amenities, restaurants, bars and public transport to the rest of the Chamonix valley.

Numerous walking, biking and hiking trails are on the doorstep including the renowned tour de Mont Blanc circuit.

Every apartment benefits from a balcony or terrace, two generous underground parking space, a cave or a cellar. Additional visitor parking is also provided outside.

Attention has been given to optimize light and space, and the architect's design has maintained harmony with the natural environment.

Each apartment will have a variety of finishing options available and owners can liaise every step of the way with the team to ensure a customized interior finish that reflects their personality.

Option to request alternations to layouts during the early stages of the development.

Heating will be individual condensing boilers using mains gas and controllable remotely, allowing owners to begin their mountain retreat with immediate comfort.

The buildings are serviced by a lift.

Delivery is scheduled for the first half of 2026

10 year structural guarantees in place

Reduced notary fees

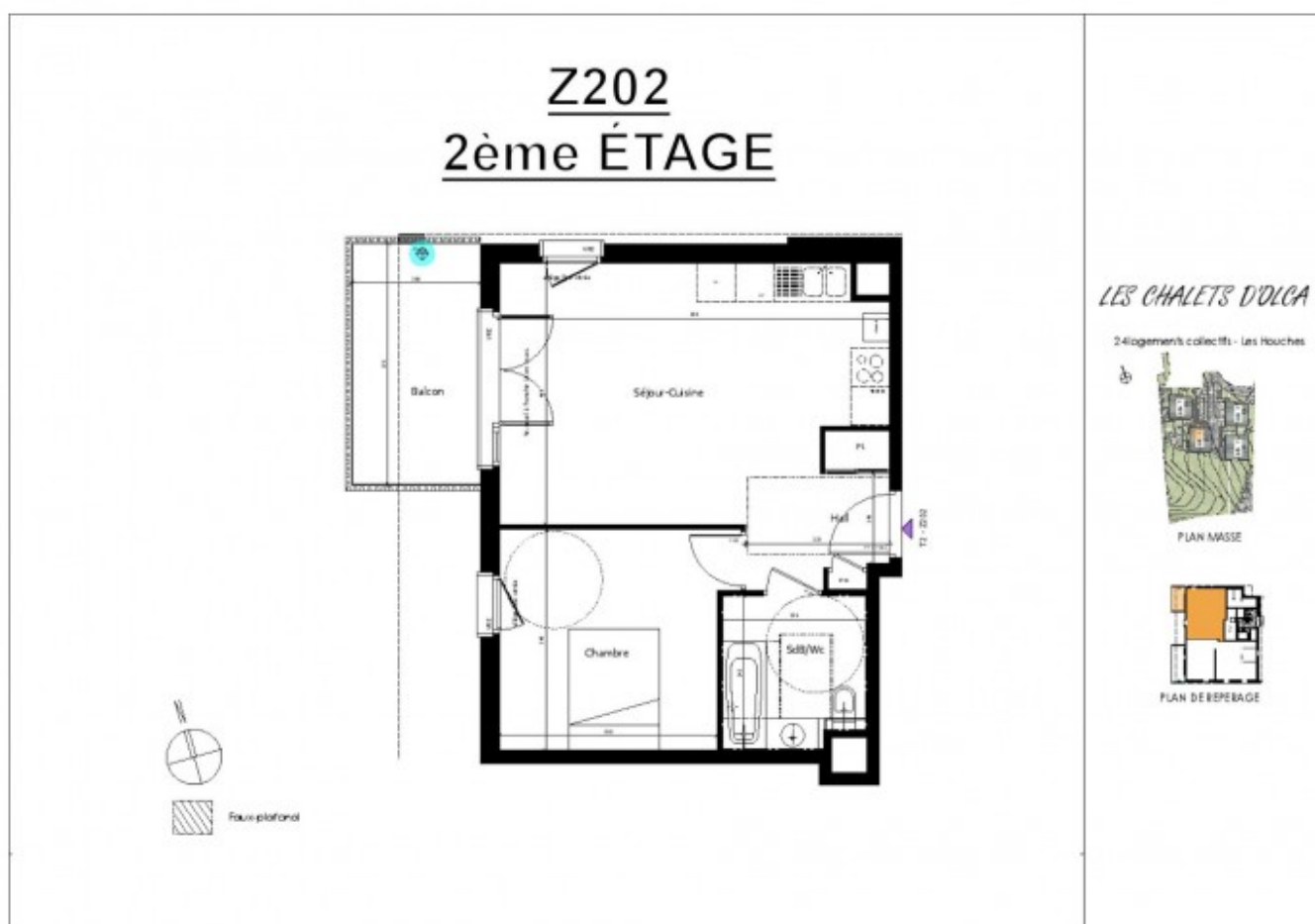
Apt	Floor	m2	Price Inc VAT	Terrace / Balcony
T001	ground	52.85m2	491,000€	11.36m2 (T) with 30m2 garden
T002	ground	45.37m2	431,000€	7.54m2 (T) with 55m2 garden
T102	1st	45.36m2	421,000€	7.50m2 (B)
T202	2nd	45.26m2	431,000€	7.13m2 (B)
X102	1st	44.40m2	403,000€	7.13m2 (B)
Y001	ground	52.54m2	466,000€	7.45m2 (T) with 45m2 garden
Y002	ground	45.33m2	426,000€	8.66m2 (T) with 5m2 garden
Z002	ground	45.21m2	435,000€	7.54m2 (T) with 45m2 garden
Z102	1st	43.26m2	413,000€	7.50m2 (B)
Z202	2nd	43.26m2	418,000€	7.50m2 (B)

For more detailed information on the different options, click the links below.

[Les Chalets d'Olca, T4](#)

[Les Chalets d'Olca, T3](#)

The property is covered by the copropriété rules.













## LES CHALETS D'OLCA

24 logements collectifs - Les Houches

PLAN COMMERCIAL

le 16 novembre 2023

Niveau	PLAN MASSE
Echelle	1/400



## T001 REZ-DE-CHAUSSÉE



 Faute-platond

## LES CHALETS D'OLCA

24 logements collectifs - Les Houches



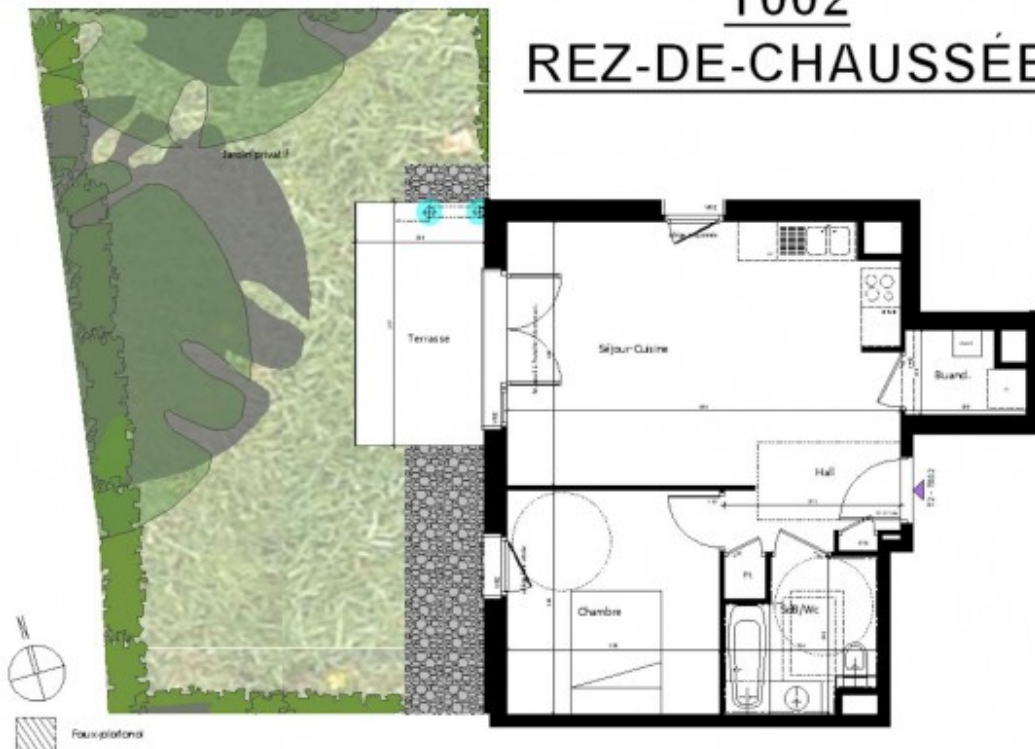
PLAN MASSE



PLAN DE REPERAGE



## T002 REZ-DE-CHAUSSÉE



### LES CHALETS D'OLCA

24 logements collectifs - Les Houches



PLAN MASSE



PLAN DE RÉFÉRENCE

## T102 1er ÉTAGE

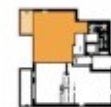


### LES CHALETS D'OLCA

24 logements collectifs - Les Houches



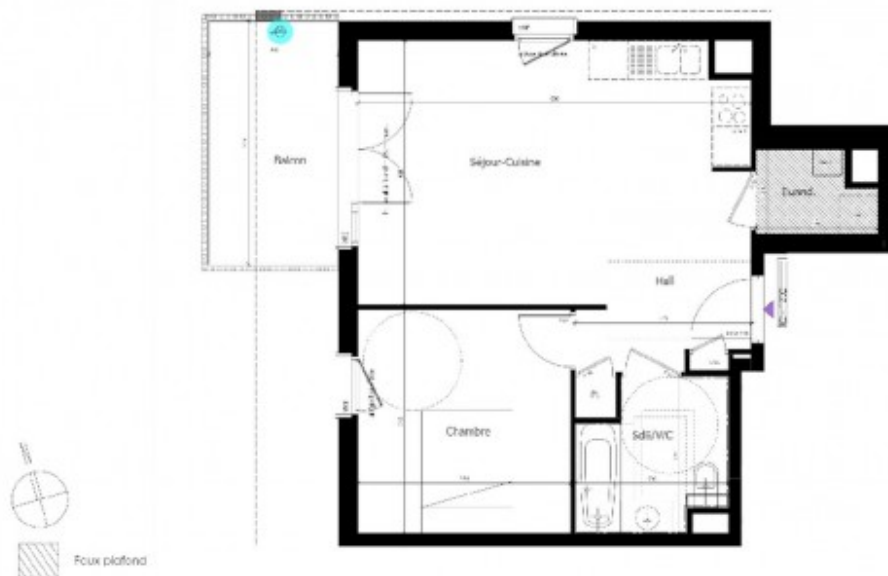
PLAN MASSE



PLAN DE RÉFÉRENCE



## T202 2ème ÉTAGE



### LES CHALETS D'OLCA

24 logements collectifs - 1650 m<sup>2</sup> - 1650 m<sup>2</sup>



PLAN MASSIF



PLAN DE RÉFÉRENCE

## X102 1er ÉTAGE



### LES CHALETS D'OLCA

24 logements collectifs - 1650 m<sup>2</sup> - 1650 m<sup>2</sup>



PLAN MASSIF



PLAN DE RÉFÉRENCE

# X202 2ème ÉTAGE



## LES CHALETS D'OLCA

24 logements collectifs - 1er et 2ème étages



PLAN MASSE



PLAN DE SITUATION