

CHAMONIX-MONT-BLANC



Charming property nestled in the heart of
Chamonix

CHF 2'470'000.-



6



4



256 m²

n° ref. **039588**



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SITUATION AND DESCRIPTION

La Villa Loppé: a charming property nestled in the heart of Chamonix, a stone's throw from the train station, the picturesque Couttet Park and all the amenities Chamonix has to offer.

This unique residence, set in 560m² of land, offers a tranquil escape from the hustle and bustle of the city while still being located in the village of Chamonix. The property consists of two buildings: the 234m² Villa Loppé, and the smaller Mazot Loppé, covering 21m². It's an ideal home for large families looking for a blend of urban comfort and mountain lifestyle. Villa Loppé is beautifully decorated in a contemporary yet distinguished style that transports you to another era, having once served as the art studio of the famous French artist and mountaineer, Gabriel Loppé, in the 1900s.

Villa Loppé Layout and Features:

Ground floor: Upon entry, you are greeted by a spacious hall offering considerable storage space for personal belongings. The main living room, comprising a dining room and sitting room totaling 50m², features a cosy wood-burning stove that not only provides warmth in winter, but also enhances the charm of a traditional fireplace. The large kitchen, with two separate entrances and a central island, has a double gas stove, a rare and much-appreciated feature for accommodating more guests. In addition, there's a guest toilet and a separate room for TV entertainment. From the living room, step out onto a private terrace with uninterrupted views of the surrounding mountains, offering a peaceful retreat away from prying eyes.

First floor: Ascending to the second floor, a landing leads to 5 separate rooms. To the left, the master bedroom, measuring 21m², has an en-suite bathroom

with bathtub. To the right are three further bedrooms and a separate bathroom. The first bedroom, of medium size, also has an en suite bathroom with Italian shower. The second bedroom, measuring 8m², is smaller and equipped with bunk beds, while the last bedroom benefits from a larger surface area of 16m². These last two bedrooms share a spacious bathroom. All bedrooms offer good storage space

Basement: The basement, with its high ceiling and generous storage space, includes a special ski room, approx. 20m², with its own separate exit. In addition, three further doors lead to separate utility rooms and the boiler room area. The first door serves as the main wood storage room, the second door has the potential to be converted into a sauna area, and the third door gives access to two large rooms currently used for storage, with a combined area of around 35m². The basement offers endless possibilities for customization, offering the potential to create a truly generous property in the heart of Chamonix.

Disposition and Features of the Mazot Loppé:

In a similar style to the villa, the Mazot Loppé, also full of charm, offers a living space with a fitted kitchen, a bathroom with shower, as well as a small separate bedroom. The mazot can accommodate 2 to 4 people.

SURFACES

Living area	256 m ²
Surface of parcel	565 m ²

CHARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Second home	Authorized
Parking places	Not available

FINANCIAL DATA

Price

CHF 2'470'000.-

Availability

To be discussed

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