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# Chalet Danica

**Les Contamines Montjoie, Les Contamines, Mont Blanc**

**449 000 €uros**



## Contact

Contact **Sarah Watts** about this property.

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# Key Features

<b>Price</b>	449 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	08/12/2011
<b>Area</b>	Mont Blanc
<b>Location</b>	Les Contamines
<b>Village</b>	Les Contamines Montjoie
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	80 m <sup>2</sup>
<b>Land area</b>	600 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	1 507 €uros
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

An individual chalet in Les Contamines with private south facing garden and integrated garage. The regular ski bus stops close by.

This property comprises an entrance hall with storage and inside access through to the garage. Also on the ground floor, is a south facing bedroom with French doors onto the garden. The kitchen benefits from a brand new oven and fridge and there is a gas and electric hob, extractor, and built-in dishwasher. The kitchen forms an L shape with the open-planned living and dining room, and there is also access to the garden from here. Though no fireplace is currently installed, the structure for the flue and chimney are there, so a wood burning stove could easily be added. Also on this level is a good sized bathroom with bath/shower, sink and WC and large storage cupboard.

The first floor comprises a very large master bedroom running the whole length of the chalet which could, if required, be divided into 2 bedrooms. There is a final third bedroom and a shower room with sink and WC.

Under-floor heating as well as electric radiators are on the ground floor and upstairs there are electric rads in all but one room. In addition to the garage, there is an exterior parking space.













