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Chalet Kiana

Les Contamines Montjoie, Les Contamines, Mont Blanc

1 495 000 €uros



Contact

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Key Features

Price	1 495 000 Euros
Status	SOLD
Last updated	16/09/2013
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	8
Bathrooms	8
Floor area	390 m ²
Land area	795 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	1 km
Nearest shops	530 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	C (120)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A spacious chalet located in La Frasse, in a sunny elevated setting just 530m up from the centre of Les Contamines. This chalet was built in 2000 and comprises a main living space with 6 bedrooms (+2 further options) and an independent apartment with 2 bedrooms.

From the ground floor there is a ski/boot room complete with boot dryer, a spacious hallway, a cave, and a laundry room with sink. There is also a luxury sauna and Jacuzzi room with adjacent shower room and WC facilities.

The ground floor houses the apartment and this can be accessed either via the chalet hallway or independently through the patio doors. The apartment has a main living area with kitchenette, 2 good sized bedrooms with built-in storage and a shared bathroom.

The middle floor has the double-height living space used for dining and lounge. There are large patio doors and windows allowing plenty of light and offering far-reaching views of Les Contamines ski area and surrounding mountains. There is a feature fireplace in the seating area and access to the outside south-facing decking. Also on this level is a separate professional-standard kitchen with large range cooker.

Two bedrooms with built-in cupboards and their own ensuite bathrooms are also on this middle floor, both with south facing balconies which offer pleasant valley views. In addition, the chalet provides the possibilities of 2 further bedrooms on this level which could share a joint shower-room with WC and sink. Alternatively, one is suitable as a study or TV snug, and the other as a children's bedroom as it is under the eaves.

The upper floor of the chalet has 4 spacious bedrooms each built-in storage and ensuite bathrooms. All have balcony access and offer sloped wooden ceilings and carpeted floors.

The bathrooms are all equipped with showers over baths, single basins & lavatories and heated towel rails. Outside facilities include spacious parking area, covered parking and double garage, decking and garden.

This chalet has been run successfully both on a catered and self catering basis. Les Contamines does not have many catered chalets operating, so it would be an excellent place for someone wanting to set up such a business.

It has also been recommended in the Sawday's guide book for "Mountains of Europe; Ski chalet, hotels and B&Bs" and has been selected by them for their upcoming book - SELF-CATERING PLACES IN FRANCE.















