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# Chalet Gruvaz

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

**1 050 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 050 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	24/07/2013
<b>Area</b>	Mont Blanc
<b>Location</b>	Les Contamines
<b>Village</b>	Les Contamines Montjoie
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	150 m <sup>2</sup>
<b>Land area</b>	2700 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Gruvaz is a newly built chalet in a quiet hamlet just outside the Contamines. The outside of the chalet is in vieux bois (old wood) for an authentic and traditional feel and high quality copper guttering complete the look.

The chalet is over 3 levels and the middle level has access to a south-east facing garden.

The accommodation is laid out as follows:

Ground floor

Garage with ski area, storage and internal access to the chalet.

Main entrance with storage cupboard.

Downstairs bedroom with ensuite shower room and WC.

Cave

Boiler room.

Sauna

Stairs leading to the main upper floor.

Middle Floor

Open planned kitchen-dining area with access to the garden and a covered wrap-round balcony with one part large enough to house a table and chairs for dining. The kitchen will be a wooden bespoke kitchen ensuring a high quality product.

Also open planned, is the lounge which has a stone and old wood fireplace.

Bedroom with built-in wardrobes and ensuite shower room and WC.

Separate WC.

The bedroom, kitchen and part of the lounge are open to the eaves, giving a sense of space and allowing the wooden structure of the chalet to be seen.

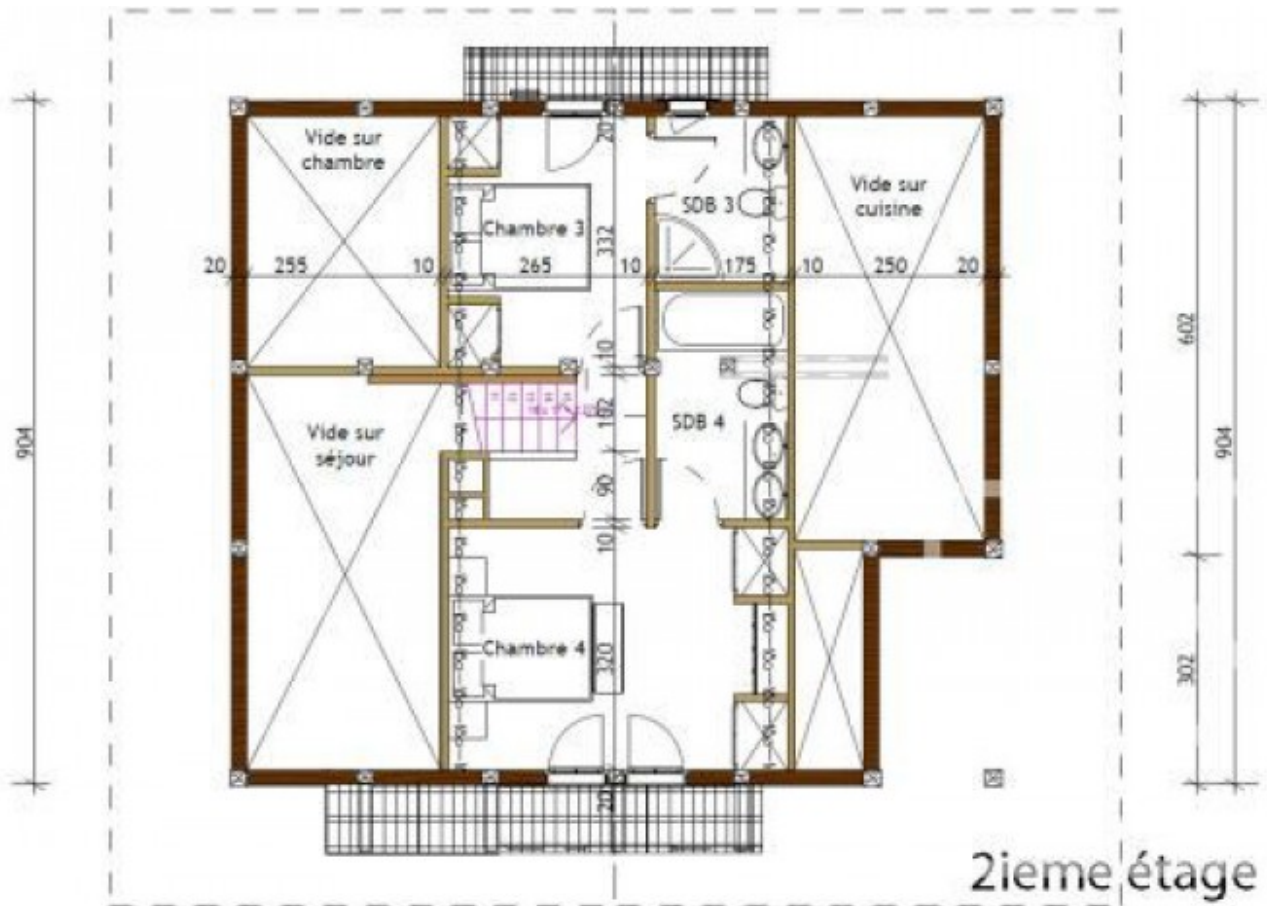
Top floor

Two further rooms open to the eaves have built-in storage cupboards and balcony access. One room has an ensuite bathroom and the other has an ensuite shower room, both with WC.

The image displays two architectural floor plans for a house, labeled 'RDC' (Rez-de-chaussée / Ground Floor) and '1er étage' (Premier étage / First Floor).

**RDC (Ground Floor):** The overall dimensions are 1490 units wide by 904 units deep. The layout includes a large 'Garage' on the left, a 'Ski-Room' (333) and 'Local Technique' (251) at the top, a 'Chaudière' (boiler room) and 'Cave' (cellar) on the right, and a central 'Entrée' (entrance) with a staircase. A 'Chambre 2' (Bedroom 2) is located at the bottom right. Various wall thicknesses (e.g., 32, 20, 10) and door swings are indicated.

**1er étage (First Floor):** The overall dimensions are 1015 units wide by 904 units deep. The layout features a 'Séjour' (living area) with a fireplace and a large window, a 'Cuisine' (kitchen) with a dining area ('Repas'), and two bedrooms ('Chambre 1' and 'Chambre 2'). There are two bathrooms ('SDB 1' and 'SDB 2') and a 'Terrasse' (terrace) at the bottom right. The plan also shows a 'Balcon' (balcony) and various wall thicknesses and door swings.



2ieme étage





















