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Chalet Fontaine

Les Contamines Montjoie, Les Contamines, Mont Blanc

720 000 €uros



Contact

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Key Features

Price	720 000 Euros
Status	SOLD
Last updated	06/12/2013
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	3
Bathrooms	2
Floor area	170 m ²
Land area	1233 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	6 km
Nearest shops	5 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	E (280)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A 3 bedroom chalet nestled in a quiet hamlet between St Gervais and Les Contamines with uninterrupted panoramas.

This well situated property enjoys a dominant position overlooking the hamlet of La Villette and offers views down towards the village of Les Contamines and its ski area. Chalet Fontaine benefits from plenty of light and a south facing balcony and garden from which to enjoy the glaciers and forests that surround it. Like many 3 storey chalets, the living space is on the 1st floor, yet this property offers immediate access to the garden from this level due to the way it is orientated on the land. This makes use of the garden and outside dining an easy proposition. The driveway is tarmac.

The ground floor comprises:-

Entrance hallway with storage cupboards

Garage

Laundry/technical room

The middle floor:-

Open planned lounge, dining and fully fitted kitchen.

The lounge area benefits from French-window access to the balcony and views. It also has a built-in fireplace.

1 bedroom.

Bathroom with bath and sink.

Separate WC

The upper floor:-

2 further good sized bedrooms.

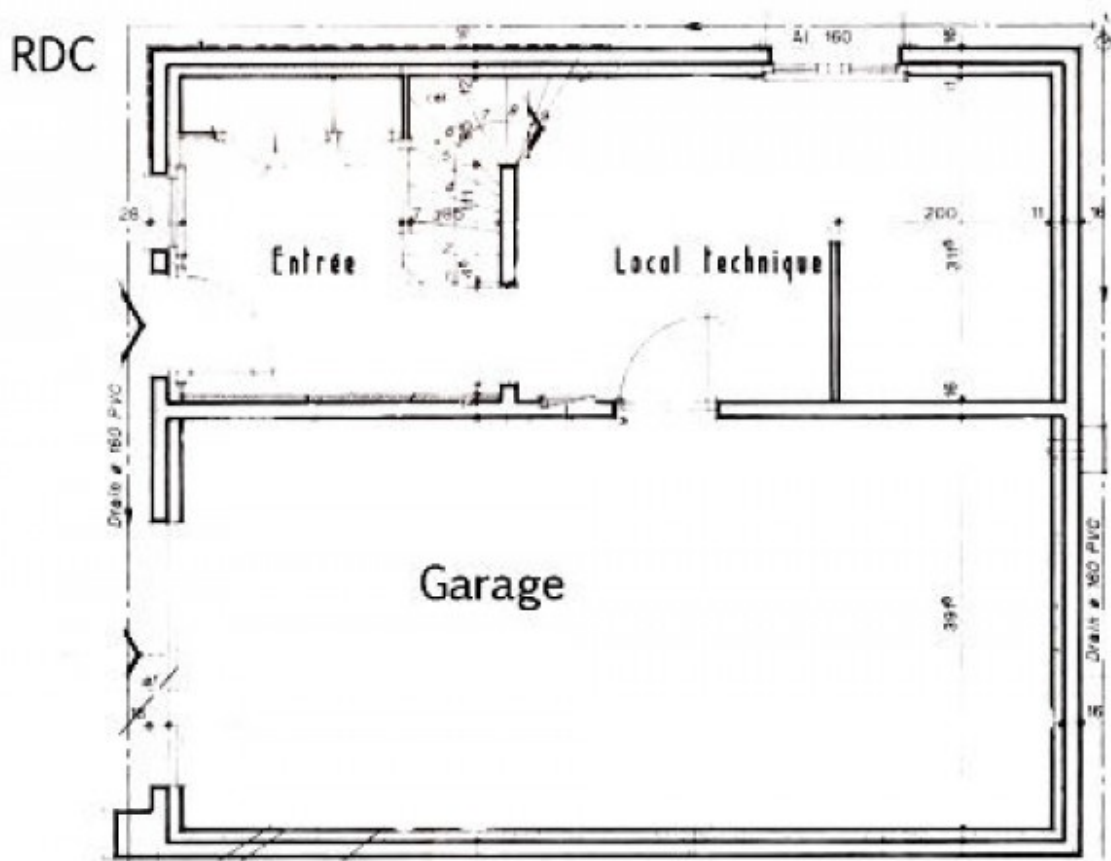
Family bathroom.

Separate WC.

Mezzanine space.

Down one side of the eaves, there is attic space providing easy access to ample storage.

Many walks can be had from the front door of the chalet and the famous Tour du Mont Blanc route passes through the hamlet just nearby. La Villette is just off the main road between St Gervais and Les Contamines so it benefits from easy access yet an alpage feel. It only requires a few minutes' drive to get to either village and the ski lifts. The hamlet has many authentic farm buildings and a lovely little fountain which is always a cause for walkers to stop and admire, and for some to refill bottles. The distant church bells of St Nicholas can be heard and cows are often put out to pasture in the surrounding fields.



Architectural floor plan of a 4-room apartment (4 pièces) with a total area of 60.00 m². The plan includes a living room (Séjour), kitchen (Cuisine), dining area (Maison), bedroom (Chambre 1), and bathroom (Bains). It also shows a balcony (Balcon) and a terrace (Terrasse).

Room labels and dimensions:

- Séjour** (Living Room): 20.00 m x 20.00 m
- Cuisine** (Kitchen): 6.00 m x 6.00 m
- Maison** (Dining Area): 6.00 m x 6.00 m
- Chambre 1** (Bedroom): 12.00 m x 12.00 m
- Bains** (Bathroom): 4.00 m x 4.00 m
- Balcon** (Balcony): 2.00 m x 2.00 m
- Terrasse** (Terrace): 2.00 m x 2.00 m

Other features include a WC (Toilet) and a P. 20.00 (Passage) area.

The architectural floor plan is divided into two main levels: a basement (S) and a ground floor (N).

Basement (S):

- Grenier:** Located on the left side of the basement, with a height of 123.
- VNC:** Ventilation unit located near the Grenier.
- Staircase:** Located in the center of the basement, with a height of 14.

Ground Floor (N):

- Hall:** Located in the center of the ground floor, with a height of 141.
- Chambre 1:** Located on the right side of the ground floor, with a height of 334.
- Chambre 2:** Located on the right side of the ground floor, with a height of 442.
- Bains 2:** Bathroom located near the Hall, with a height of 255.
- Cuisine:** Kitchen located near the Hall, with a height of 141.
- Salon:** Living room located near the Hall, with a height of 141.
- Dining:** Dining room located near the Hall, with a height of 141.

The plan also shows various architectural details such as doors, windows, and stairs. The overall layout is a rectangular house with a central hall connecting the various rooms.











