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# Chalet Mont Blanc

**Combloux, Combloux, Mont Blanc**

**1 600 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 600 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/09/2013
<b>Area</b>	Mont Blanc
<b>Location</b>	Combloux
<b>Village</b>	Combloux
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	184 m <sup>2</sup>
<b>Land area</b>	702 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in a peaceful and sunny location, the chalet is south-east facing and enjoys magnificent, panoramic views of the Mont Blanc mountain range. The interior space has been carefully designed such that each room offers a unique living space.

The quality of construction and the materials used are second to none and blend perfectly with the architecture and characteristics of a mountain chalet.

The chalet has a floor area of 184m<sup>2</sup> and comprises:

Middle (main living) floor: the main entrance door opens into the heart of the chalet with its vast open plan living space. The French windows in the living area open onto the balcony and give this room a feeling of continuity with the exterior, with the added benefit of the exceptional views of the Mont Blanc range. Also on this level is a sauna with shower - the ideal space for relaxing after a day's skiing!

Ground floor/garden level: 2 en-suite bedrooms, both with sliding doors giving direct access onto the terrace.

Top floor: master bedroom with en-suite bathroom, again offering stunning views across to Mont Blanc. Also on this level is a family bedroom comprising two separate spaces which could both be used for beds, or one could be used as a playroom, depending on requirements. The exposed carpentry is a particular feature of the top floor rooms (see photos).

Outside, and directly accessed from the road, there is ample parking and hassle-free, year round, access to the garage on this level.

**REZ DE CHAUSSEE**

CHAMBRE 1	: 14.40 M <sup>2</sup>
SDB 1	: 4.00 M <sup>2</sup>
CHAMBRE 2	: 14.85 M <sup>2</sup>
SDB 2	: 4.25 M <sup>2</sup>
DGT	: 9.80 M <sup>2</sup>

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**ETAGE**

ENTREE SEJOUR	: 42.20 M <sup>2</sup>
CUISINE	: 8.60 M <sup>2</sup>
LOCAL TECHNIQUE	: 7.15 M <sup>2</sup>
HAMMAM	: 3.70 M <sup>2</sup>
ESPACE DOUCHE	: 7.50 M <sup>2</sup>
DGT	: 1.35 M <sup>2</sup>

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**chalet**

**COMBLES**

CHAMBRE 3	: 15,15 M2
SDS 3	: 6,10 M2
CHAMBRE 4	: 19,70 M2
SDS 4	: 4,20 M2

The image is a composite architectural presentation for a chalet. It features a central floor plan of a two-story structure with a gabled roof and a balcony. Surrounding the plan are several inset photographs: a bathroom with a white sink, a view of a snowy mountain peak, a close-up of a yellow fabric, a view of a chalet in a forest, a view of a chalet with a mountain in the background, and a view of a chalet with a snowy mountain. A vertical logo 'chalet' is on the right side. A table lists room areas: Chambre 3 (15.15 M2), SDS 3 (6.10 M2), Chambre 4 (19.70 M2), and SDS 4 (4.20 M2). A small inset photo shows a wooden door.



















