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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Amelia

Les Contamines Montjoie, Les Contamines, Mont Blanc

680 000 Euros



Contact

Contact **Sarah Watts** about this property.

Tel: +33 6 01 75 76 38

Email: sarah@alpine-property.com

Key Features

Price	680 000 Euros
Status	SOLD
Last updated	17/03/2015
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	5
Bathrooms	4
Floor area	350 m ²
Land area	1970 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	2 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	1860.00 Euros
Energy efficiency rating	C (120)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A truly chocolate-box style chalet on the outskirts of Les Contamines. Chalet Amelia is a large property offering 5 bedrooms in the principal residence and self contained apartment.

At present the chalet is composed of:-

Main garden level:

- Entrance
- Double WC cloakroom
- Vast open planned living area with fireplace and ceiling open to the eaves. The use of old wood gives this space an authentic mountain feel.
- A study/bedroom
- Fully fitted kitchen
- Stairs down to the basement level bedrooms

Lower Level

Master ensuite bathroom with access to a patio area. Separate WC.

Dressing (closet) area.

Second bedroom with separate external access and ensuite shower and WC.

Storage, gym and laundry area and boiler room.

The upper part of the chalet, which is accessed externally, offers a self contained apartment that could very easily be incorporated into the main chalet with the addition of a staircase:

- Master bedroom with ensuite shower room
- Second bedroom with ensuite
- Living/ kitchen space which could be converted into a 6th bedroom.

The chalet is sat on almost 2000m² of land which provides ample parking as well as a car port, garden areas and a storage shed. There has also been previous planning permission granted for a habitable Mazot and the water/electricity has already been put in for this project. The fields around the chalet are classed as agricultural and therefore can't be built upon. There are many walks from the back door directly into the surrounding forest.



















