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Chalet Loyers

Les Contamines Montjoie, Les Contamines, Mont Blanc

830 000 €uros



Contact

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Key Features

Price	830 000 Euros
Status	SOLD
Last updated	08/09/2017
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	4
Bathrooms	4
Floor area	190 m ²
Land area	642 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	On piste
Nearest shops	150 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A brand new 4 bedroom chalet on the side of the pistes. This is as close as 'skiing-to-the-door' gets in Les Contamines.

Chalet Loyers is located on the side of the nursery slope, which is a fantastic option for beginners as well as those wanting to try a half pipe/snowpark. The end of the garden touches the piste edge and the village is just a stroll away. The main ski area is a little further and the ski bus leaves from the end of the road.

The chalet has been built to the highest standards with a great deal of care and attention. There is copper guttering, double glazing throughout and all internal walls have been built with additional insulation to minimise inter-room noise.

It is around 190m² of useful internal space on 3 levels and comprises:

1. Entry level

Double garage
Entrance porch
Entrance
Separate WC

Bedroom with ensuite bathroom

Spacious lounge with floor to roof openings providing a huge amount of light and a feeling of space and airiness. The kitchen is semi open planned and can be divided up by concealed sliding doors. There is access to a south facing terrace from which to dine and access the garden beyond.

2. Upper level

The upper floor of the chalet houses a mezzanine which overlooks the lounge. This would make a great snug, reading or office corner. It could also serve as an additional sleeping area.

3. Ground floor level

The lower part of the chalet has 2 further bedrooms with ensuite bathrooms.

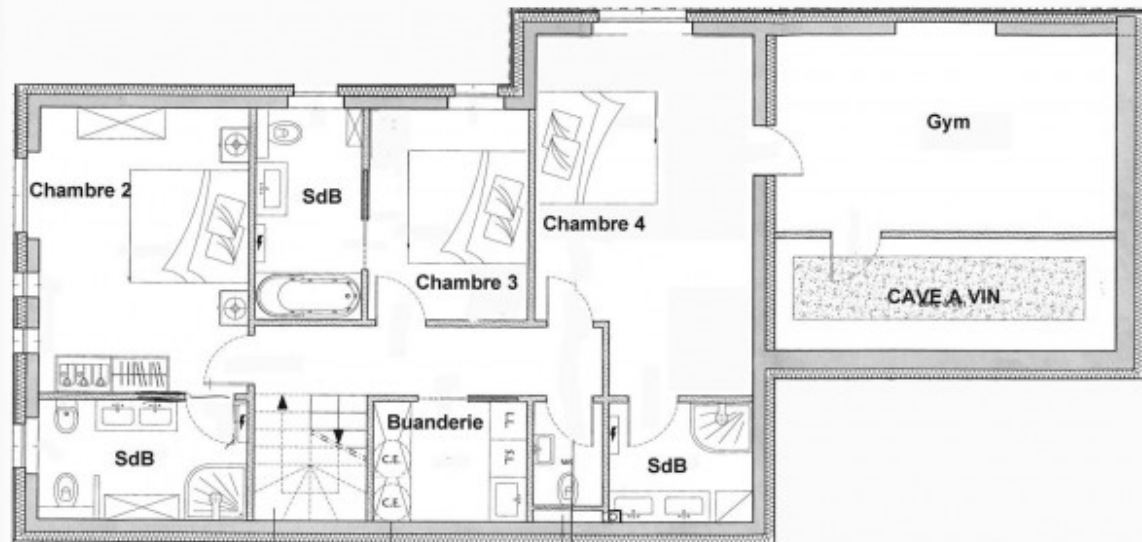
Access to the south facing garden.

The final 4th bedroom is large and could accommodate several sets of bunk beds. It also gives onto a sports/sauna room. This in turn leads to a wine cellar.

A separate bathroom is available for this bedroom.

Separate WC.

Centrally located chalets are rare. Rarer still are brand new ones, offering a 10 year peace of mind guarantee and built to stringent modern norms. The added benefit of the nursery slope at the foot of the sunny southern garden is a huge plus.



RDJ - Lower garden level

