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Chalet Armancette

Les Contamines Montjoie, Les Contamines, Mont Blanc

690 000 Euros



Contact

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Key Features

Price	690 000 Euros
Status	SOLD
Last updated	12/11/2014
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	4
Bathrooms	2
Floor area	140 m ²
Land area	522 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	286 m
Nearest shops	800 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	800.00 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet Armancette is a lovely property in a rare location, just by Les Contamines ski lifts, and within walking distance of the centre of the village. It is also a few minutes from a bakery and has easy access to the nature park which has cross country skiing in winter and lakes in summer, as well as a host of other activities.

The property faces towards the centre and provides stunning views over Les Contamines itself and up towards Les Domes de Miages glaciers and the Tre la Tete summit. To the back is the imposing Mont Joly and Aiguille croche.

The chalet has been immaculately maintained and offers a fantastic family home as a main property or as a secondary residence in which to enjoy holidays. It comprises:

Ground floor

Vast basement area separated into games room, storage, laundry and technical areas. This level of the chalet has separate external access and could therefore be easily converted into a separate 1 or 2 bedroom apartment. The entire area has been tiled.

There are stairs leading internally from the basement to the middle level of the chalet.

Middle level

Spacious living space which has a lounge seating area around an efficient wood burning stove. In addition to the wood burner there is under floor heating on this level.

Dining space flanked by two patio doors leading onto the wrap around balcony and garden space.

Fully fitted kitchen with induction hob.

Bedroom 1

Adjacent to the bedroom is a bathroom with sink and full size bath including shower screen.

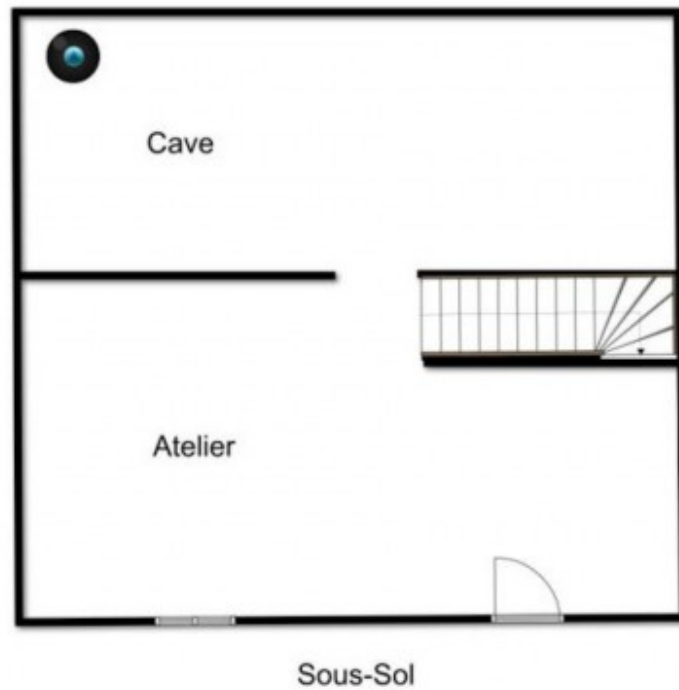
A separate WC.

Upper floor

Mezzanine which is perfect as a TV snug.

Three good sized bedrooms, 2 of which have balcony access.
Shared family bathroom with sink, jet-spa shower and WC.

In addition to the main living space, the chalet boasts a very large barn which currently serves as a garage. It would be possible to convert this into an apartment with lower ground garage space, or into a small chalet, adding value and providing additional accommodation or rental possibilities.





Rez de chaussée

