



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Montana

Chamonix, Chamonix & Vallée, Mont Blanc

1 640 000 €uros



Contact

Contact **Jean-Christophe Skiera** about this property.

Tel: +33 6 08 46 86 86

Email: jc@alpine-property.com

Key Features

Price	1 640 000 Euros
Status	SOLD
Last updated	18/08/2015
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Chamonix
Bedrooms	5
Bathrooms	4
Floor area	208 m²
Land area	1000 m²
Detached	Yes
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	1.2 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A 5 bedroom luxury chalet located near the centre of Chamonix. Chalet Montana is near « Les Gaillands » in a quiet, residential area and has been built to today's high construction standards

Chalet Montana combines a contemporary style with large windows to take in the views, yet uses traditional materials such as stone and wood to stay in keeping with the area.

Set over 3 floors, the property comprises;

Lower ground floor

Double garage and entrance into the main house.

Laundry room.

2 cellar/storage rooms.

Ground level

Covered entrance.

Hallway with storage cupboards.

Spacious living room with huge windows and patio doors to access the winter garden (veranda room) and the garden itself and very large decking space. The living area has a fireplace and examples of floor finishes are shown in the pictures (eg white or wood).

Open planned kitchen. A made to measure, fully equipped kitchen will include granite worktops and splashback. There will be high-end white goods (siemens) which will include: Oven, fridge-freezer, wine cooler, extractor fan, induction hob, and microwave oven.

Double glazed winter garden.

Bedroom with access to the decking

1 bathroom with walk-in shower, WC and sink.

Upper level

The top floor of the chalet has 3 bedrooms which all have patio door access to a balcony providing views of the Mont Blanc range:-

Master bedroom with walk-in closet and ensuite bathroom.

Bedroom

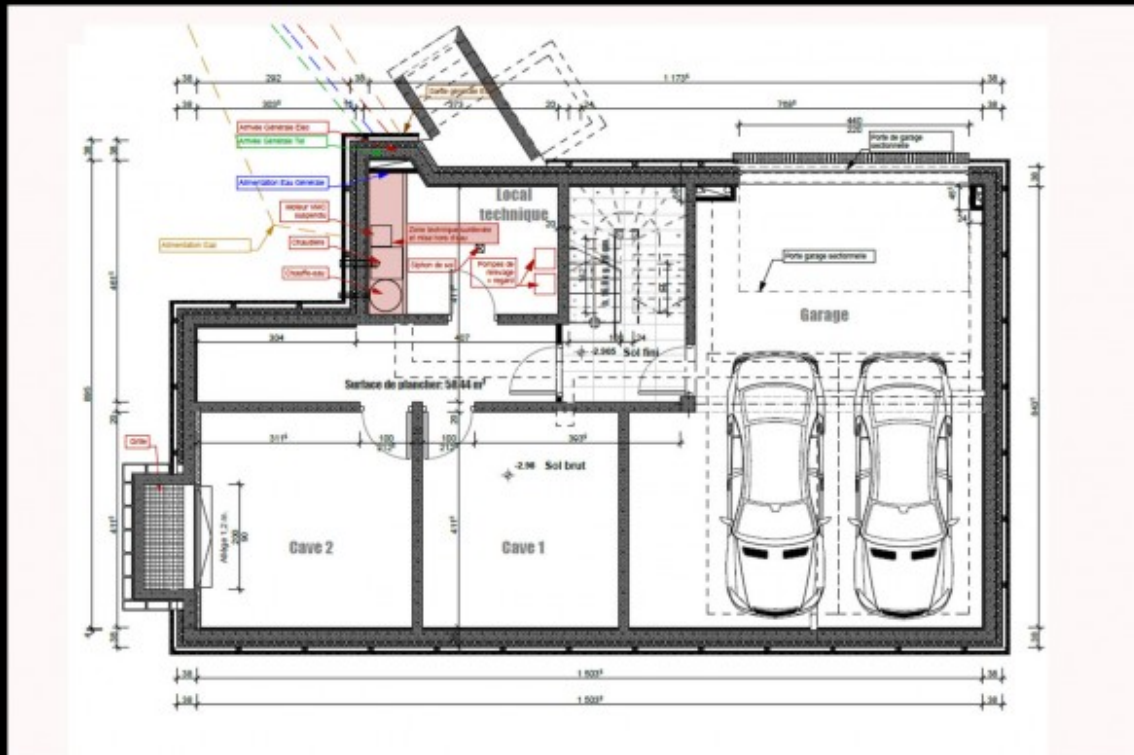
Bedroom

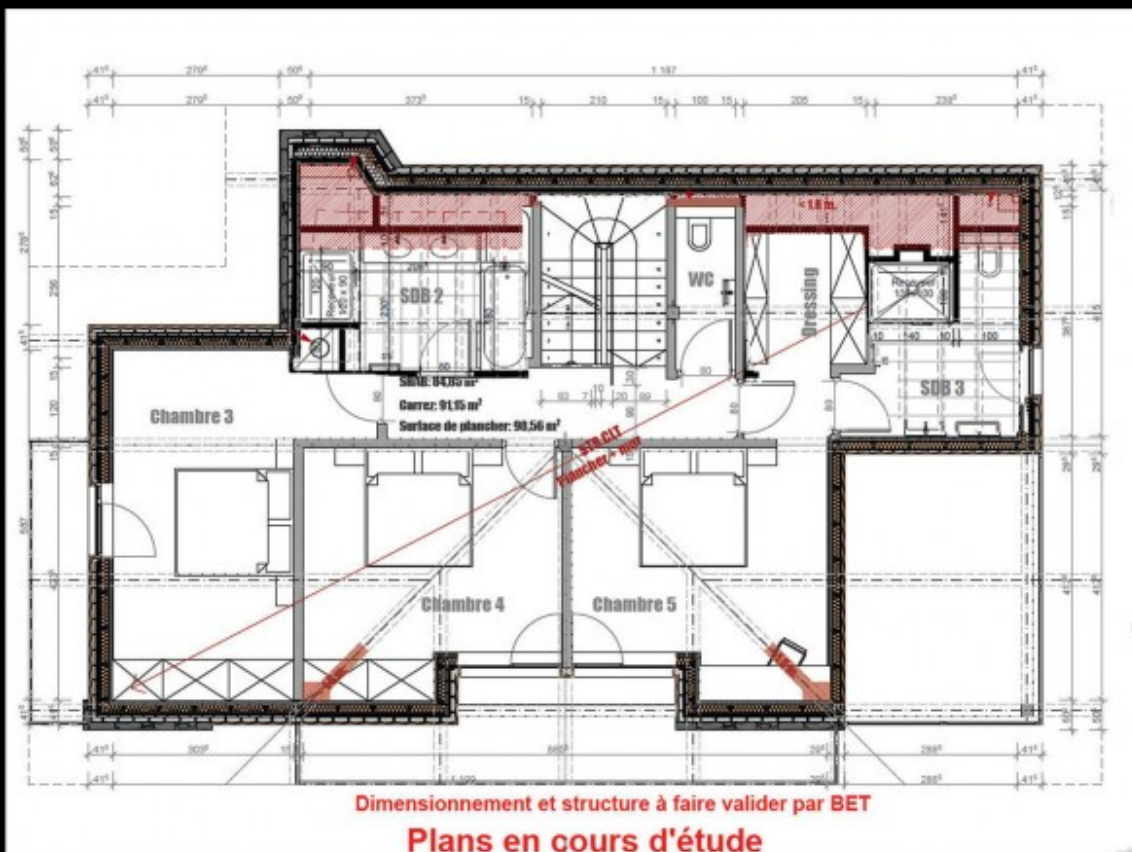
Share family bathroom with bath, walk in shower, sink and heated towel rail.

Separate WC.

It has the French "BBC" label, which means it is extremely energy efficient and will cost 5 times less to run than a normal house.

The chalet will be completed for the end of 2015.





Dimensionnement et structure à faire valider par BET
Plans en cours d'étude













