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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Couteray

Vallorcine, Chamonix & Vallée, Mont Blanc

890 000 Euros



Contact

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

Tel: +33 6 08 46 86 86

Email: jc@alpine-property.com

Key Features

Price	890 000 Euros
Status	SOLD
Last updated	26/06/2015
Area	Mont Blanc
Location	Chamonix & Vallée
Village	Vallorcine
Bedrooms	4
Bathrooms	4
Floor area	361 m²
Land area	1500 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	2.5 km
Nearest shops	900 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	1562.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A 4 bedroom chalet on the sunny side of Vallorcine. Vallorcine is a quiet hamlet from which it is possible to ski the Le Tour domain of the Chamonix valley, and just a short drive from the village of Argentière where Les Grand Montets ski station is situated.

The chalet is composed of :

Middle floor

Entrance from the street level

Living space with wood burning stove

Open planned fitted kitchen with breakfast bar. Access to the balcony terrace area, sufficiently large to dine on

Laundry room

Shower room

Separate WC

Also accessible from this level is the very large garage that can accommodate up to 4 vehicles.

Lower ground floor

3 bedrooms

Office space

Bathroom

Separate WC

Technical and cave areas (Storage)

On this level there is an independent apartment which could be kept separate and rented out, or easily be made part of the chalet since it is accessible internally. It comprises an open-planned kitchen and living room, bedroom, shower room with WC and laundry/storage area. It has access to a secluded part of the garden.

Upper floor

A large space which offers nearly 40m2 of habitable space + a further 58m2 of useful space which is under 1.8m in height.

A shower room with WC.

In addition, there is the possibility to renovate the upper level of the garage which would also offer a further 53m² of space.

It is conceivable that several more bedrooms therefore be added on these top levels.

Finally, there is also a Mazot (mini chalet) in the garden with basement, floor level and mezzanine. These are highly sought after and this could be converted into further useful space.

As well as the accommodation, the property offers a large garden with south facing aspects and plenty of parking.



























