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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

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Chalet Mitoyen Mont-Blanc

Combloux, Combloux, Mont Blanc

1 190 000 €uros



Contact

Contact **Val Ainaud** about this property.

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Key Features

Price	1 190 000 Euros
Status	SOLD
Last updated	11/09/2017
Area	Mont Blanc
Location	Combloux
Village	Combloux
Bedrooms	4
Bathrooms	4
Floor area	170 m²
Detached	No
Heating	Electric radiators
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	300 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	D (231)
CO2 emissions	C (13)
Agency fees	Paid by the seller

Property Description

This recently built, split-level chalet, with a floor area of approx. 190 m², is composed of a vast open living space, a fitted kitchen with island and dining area, 4 en-suite bedrooms, a tv/play room, a relaxation area with hot-tub, shower, WC, laundry and storage cellar.

The owners wanted to create a spacious chalet with high ceilings whilst retaining an intimate ambiance with comfortable bedrooms, each with its own en-suite bathroom, comprising: 3 double bedrooms and a children's bedroom with bunk beds and a play/reading corner. The master bedroom is the only bedroom situated on the first floor. This room features timber clad walls and trapeze windows and is accessed via a private staircase.

The finest materials were selected to ensure an authentic alpine atmosphere, including wood, exterior stonework, wooden flooring and exposed beams, all perfectly married to offer the best of contemporary living and traditional features. The latter being evident through the use of local materials and specifically wood, in keeping with Savoyard architecture.

The chalet benefits from panoramic window openings which allow natural light to flood the living areas and showcase the stunning, 180° views. Outside, there is a large decked terrace and garden area, with magnificent views of the Mont Blanc mountain range.

There is a communal garage at the lower ground floor level, situated opposite the chalet entrance. Currently, 2 parking spaces are reserved for the chalet and separate ski/boot rooms will be created for the owners of each chalet.

Today, the location resembles a small hamlet and comprises 3 chalets (including 1 with semi-detached chalets), perfectly integrated into the landscape. The village centre is 300m away and can be accessed either on foot, or by taking the free ski bus service which stops in the middle of the ski station.















