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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Le Bon Nant

**Les Contamines Montjoie, Les Contamines, Mont Blanc**

**960 000 Euros**



## Contact

Contact **Sarah Watts** about this property.

**Tel:** +33 6 01 75 76 38

**Email:** [sarah@alpine-property.com](mailto:sarah@alpine-property.com)

# Key Features

<b>Price</b>	960 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	28/02/2017
<b>Area</b>	Mont Blanc
<b>Location</b>	Les Contamines
<b>Village</b>	Les Contamines Montjoie
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	135 m <sup>2</sup>
<b>Land area</b>	1304 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.7 km
<b>Nearest shops</b>	855 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1007.00 €uros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A beautifully presented, well-built chalet in Les Contamines. Chalet Bon Nant is set on its own spacious plot just a few minutes from the lift station and home run of Les Contamines, and close to the centre of the village. It is set back in an elevated position, so benefits from plunging views over to the village, Domes de Miage's glacial peaks and Aiguille de Bionnassay.

Surrounded by just a few typical chalets, in a quiet area, it is not overlooked and benefits from a good location to make the most of the sunshine. Behind, is a forest and much wildlife is spotted throughout the year.

Chalet Bon Nant has been built with the utmost care; It was designed by a local architect and built by artisans. It is well insulated with ecological hemp which has superior insulation, fire-retardant and phonic properties compared to traditional building materials and double glazing throughout. As such the running costs are much lower than other chalets of the same size. It also benefits from copper guttering and a rain water capture system.

The chalet is laid out as follows:

Lower ground floor

Large entrance with efficient wood burning stove and storage cupboards.

Indoor access to the garage, cellar, storage and technical spaces.

Good sized bedroom with built-in wardrobes and ensuite bathroom (shower, sink and WC).

Middle floor

Stunning living room which is open to the eaves and mezzanine, allowing plenty of light and airiness. The room benefits from a fireplace, a bespoke floor-to-ceiling bookcase and has superb views to the mountains from every window. Access to wrap-around balcony.

Separate fitted kitchen with gas hob. Dining and kitchen both on traditional tiled floor. Easy access via patio door to the large, south facing decking (28m<sup>2</sup>) from which to enjoy al fresco dining.

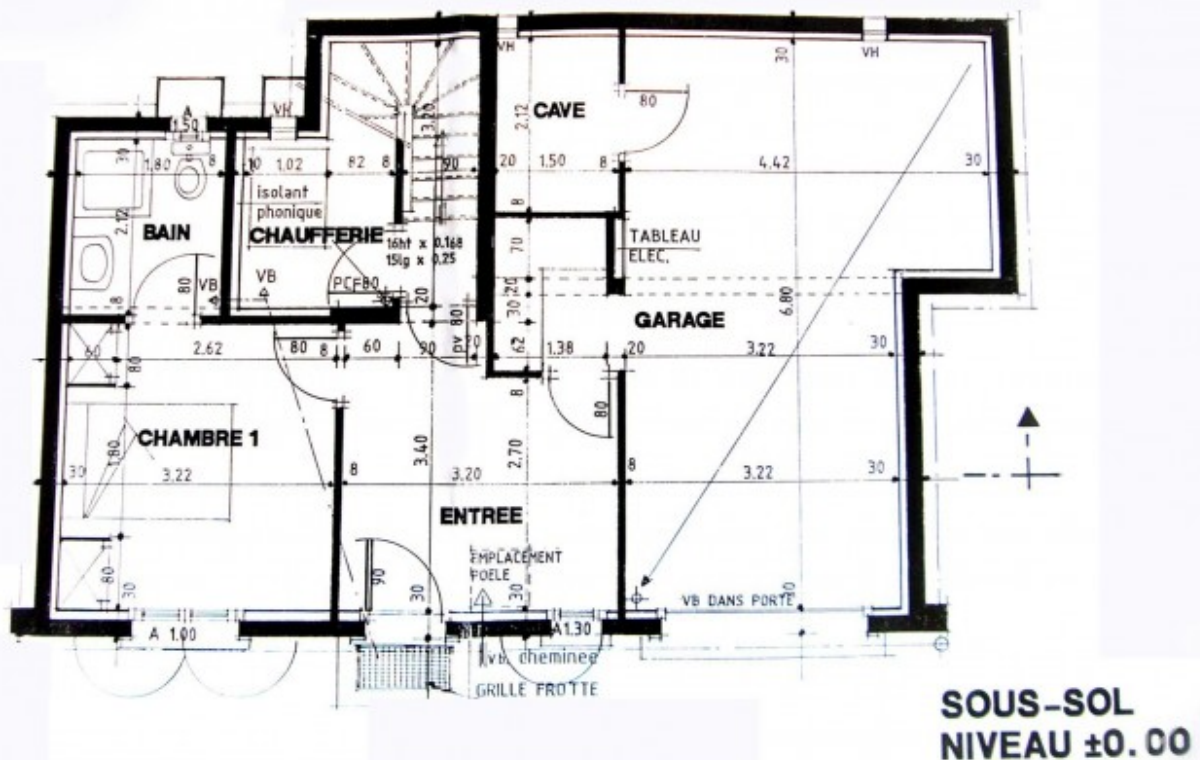
Double bedroom with built-in wardrobes.  
Adjacent bathroom with bath and sink vanity.  
Separate WC.

#### Upper level

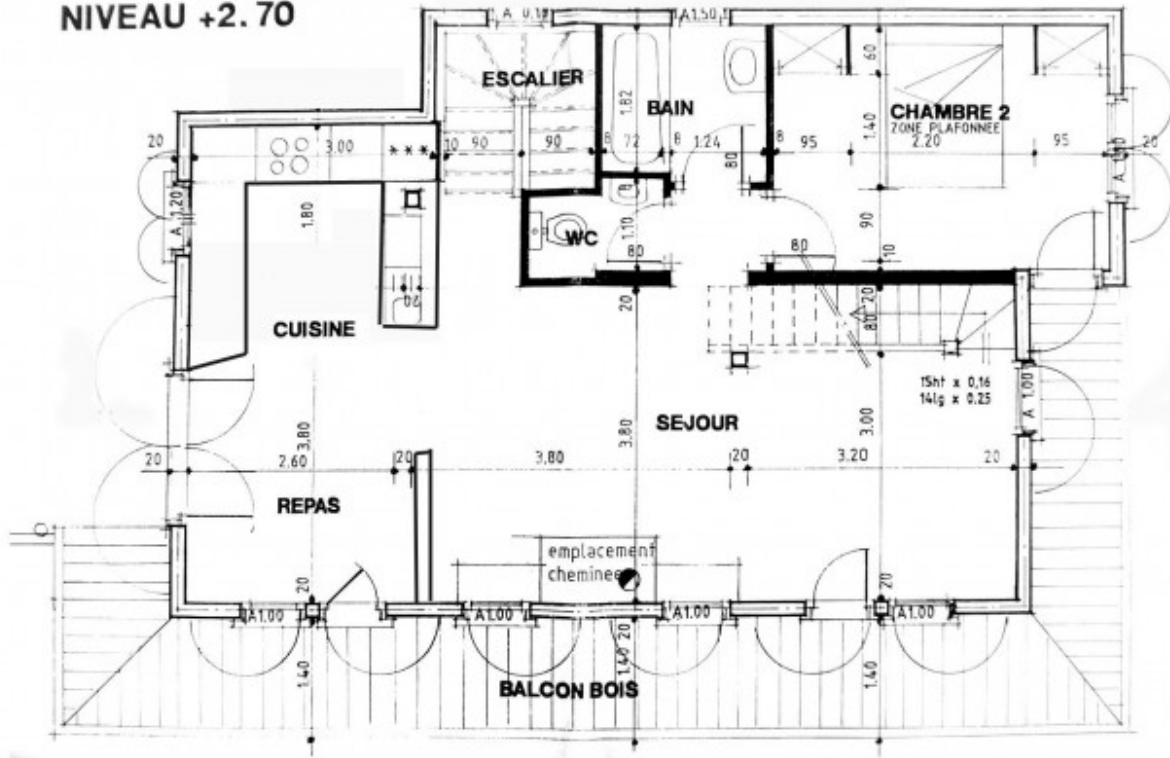
Spacious mezzanine which overlooks the living room and includes an office area. There is also under the eaves sleeping nook and furthermore the entire mezzanine could easily be made into a sizeable 4th bedroom.  
Master bedroom with built-in wardrobes and an ensuite shower-room with sink.

The chalet has a large garage and plenty of parking.

Les Contamines is a family resort offering a huge amount of great skiing in winter. There is 445km of alpine pistes as well as cross country courses and many other winter activities such as husky dog sledging and ice climbing. In summer, the nearby nature reserve transforms into an activity park with a swimming lake set in the forest, tree adventure course, golf, tennis courts, rock-climbing, pedalos, and donkey/horse riding. It is also popular for walking, climbing and mountaineering. The cable car runs in summer, giving access to higher walks and views, and a downhill mountain biking course.



**REZ DE TERRASSE  
NIVEAU +2.70**



**COMBLES**  
**NIVEAU +5.10**

