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# Chalet Forclaz

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

**799 000 €uros**



## Contact

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# Key Features

<b>Price</b>	799 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	08/09/2017
<b>Area</b>	Mont Blanc
<b>Location</b>	Les Contamines
<b>Village</b>	Les Contamines Montjoie
<b>Bedrooms</b>	6
<b>Bathrooms</b>	4
<b>Floor area</b>	180 m <sup>2</sup>
<b>Land area</b>	805 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1747.00 €uros
<b>Energy efficiency rating</b>	E (324)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Forclaz is a recently built property in wood and stone, which offers 6 bedrooms and 4 bathrooms. It is a 5 minute walk into the centre of Les Contamines and close to the bus stop leading to the lift station just outside the village.

Set down a quiet road with stunning views to the mountains all around, Chalet Forclaz is composed as follows:-

Entrance level

Hallway with storage cupboards.

WC with sink.

Vast living space with a fitted and equipped kitchen and breakfast area. The central area of this zone currently serves as a dining room but could equally be the lounge space. It benefits from large patio doors which showcase the mountain views beyond and lead onto south-facing decking. Between this area and a cosy alcove space, there is an efficient fireplace with insert which has glass on 3 sides. The alcove currently serves as the lounge area but could just as easily be the dining space.

Upper level of the chalet

A master bedroom with access to balcony and ensuite bathroom with sink, bath and WC + storage.

2 further double rooms.

1 children's room which is of low head height, but can offer further sleeping space or storage.

Family bathroom with large vanity sink and bath.

Separate WC.

Lower ground floor

Spacious double room with ensuite shower, and sink.

Separate WC.

Large dormitory room with patio doors to the outside and plenty of storage. Ensuite bathroom with sink, shower and WC.

Cave storage area.

The middle floor benefits from under floor heating and there are radiators elsewhere. The hot water and heating system can be controlled remotely, so that the chalet can be warm and ready when you arrive. Many of the shutters are electric roller blinds.

In addition to the living space, there is a garden and a hot tub which is a fantastic addition for winter months. The property has previously had planning permission accepted for a covered garage, so reinstating this would be quick and easy.















