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# Appt. Les Solarets 11

**Les Contamines Montjoie, St Gervais / Les Contamines, Mont Blanc**

**244 000 €uros**



## Contact

Contact **Julie Mabboux** about this property.

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# Key Features

<b>Price</b>	244 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/03/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais / Les Contamines
<b>Village</b>	Les Contamines Montjoie
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	46 m <sup>2</sup>
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	60 m
<b>Number of lots</b>	17
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

The prime location of this development guarantees easy access to all the local amenities, plus spectacular views of the Massif de Miage, Mont Joly and the village below.

The building has been designed to offer the height of comfort and quality. The architecture, whilst modern remains true to the classic alpine style with exterior finished in timber and local stone. Solar panels and high performance heating systems ensure exceptional energy efficiency and the building conforms to BBC (Bâtiment Basse Consommation) low energy standards. All levels are served by a lift and each apartment benefits from large window openings to maximise the natural light and sunshine exposure.

Apt.11 is on the 1st floor and has a west facing balcony with a view of Mont Joly.

The apartments are sold fully fitted and furnished throughout and comprise :

Bathroom with bath, basin with vanity unit, heated towel radiator.

Fitted kitchen equipped with fridge, electric oven, induction hob, extractor, microwave, dishwasher, kettle, toaster, crockery and utensils.

Bedroom with double bed (bedding and linen included), lighting, built-in cupboard.

Separate WC with wash basin.

Living room with dining area (table and chairs included), sofa-bed, coffee table, TV, TV stand, lighting.

Tiled floors in the bathroom, WC and living areas. Wooden flooring in the bedroom.

Videophone to the entrance.

Cave (separate storage) and ski locker on the ground floor.

Possibility to purchase an underground parking place for an additional 19 000€.

Legal fees are reduced to 2.5%.

Les Contamines ski domain offers 120km of pistes, at all levels. The ski pass also includes the Evasion Mont Blanc domain with its 450km of pistes, including : St Gervais, Megève, Cote 2000 and Combloux. In addition to the downhill skiing, there is a cross country ski circuit nearby. In the summer, the area transforms into an activity park, with swimming in the lake, high rope adventure park, golf, tennis courts, climbing, pedalos, donkey rides and numerous well known mountain walks start from here. The ski lifts are also open in the summer, giving access to the higher level walks and view points, as well as the VTT pistes for mountain bike enthusiasts.

The property is covered by the copropriété rules.

# Appartement n° 11

R+1		Type T2
Pièces		Surface en m <sup>2</sup>
Salle de bain		4,44
W.C.		2,32
Entrée - Séjour		
Cuisine		27,26
Chambre 1		12,13
<b>Total Général</b>		<b>46,15</b>
Balcon		6,02





















