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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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Appt. Chalets Laska, T5

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

666 667 €uros



Contact

Contact **Julie Mabboux** about this property.

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Key Features

Price	666 667 €uros
Status	FOR SALE
Last updated	14/02/2020
Area	Mont Blanc
Location	St Gervais / Les Contamines
Village	Les Contamines Montjoie
Bedrooms	4
Bathrooms	3
Floor area	119.7 m ²
Heating	Underfloor heating
Ski access	On piste
Nearest skiing	50 m
Nearest shops	200 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	1800.00 €uros
Number of lots	60
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

The brand new 'Laska Chalets' development sits in perfect harmony with the natural mountain setting of the village resort of Les Contamines Montjoie. It is situated on the sunniest side of the village with a splendid view of Mont Joly and the ski slopes.

There is a selection of 2 to 4 bedroom apartments for sale, from 57m² to 117m², fully fitted, furnished and decorated in contemporary Savoyard style.

Each apartment has its own individual ski locker with boot dryer, a separate cave (ideal for storage) plus a covered parking place.

The convenient location allows easy access to the village centre and skiing and the ski bus stops next to the development.

In the heart of Chalets Laska, residents will also enjoy access to the high quality communal areas, including: reception lounge with fireplace, indoor heated swimming pool, steam room, sauna, jacuzzi, gym and spa area. This 4 bedroom apartment has a floor area of 119.70m² and is situated on the eighth (top) floor of Chalet D. It has a terrace-balcony of 29.30m² and the accommodation comprises: 4 bedrooms (2 of which have en-suite shower room, bathroom, separate WC, open plan living room with kitchen.

Purchase with LMNP (Loueur Meublé Non Professionnel = furnished, non-professional rental) device which allows you to become the owner of a fully furnished and equipped property, receiving non-taxed rental income while recovering VAT and with guaranteed profitability, whether the property is rented or not.

Construction has already started and delivery is due for Christmas 2021.

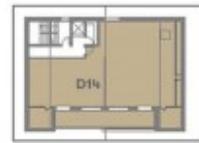
The property is covered by the copropriété rules.



Chalets Laska LES CONTAMINES MONTJOIE

Chalet D - Niveau +8 - N°14
Appartement 5 pièces

Surface habitable:	119,70 m ²
Surface aminagée:	33,60 m ²
total:	153,30 m ²
Surface balcon:	29,30 m ²



Plan préliminaire au contrat de réservation. Le résérant peut être amené pour des raisons techniques à apporter certaines modifications de l'agencement de l'appartement (sans rajouter et sans enlever). Le service technique du résérant informe de la faisabilité et des coûts supplémentaires que ces modifications entraînent, dès signature de l'acte authentique. Le motif sur ce plan a uniquement valeur d'illustration.



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