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# Appt. Petit Paradis, 10

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

**314 000 €uros**



## Contact

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# Key Features

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Price</b>                    | 314 000 €uros           |
| <b>Status</b>                   | UNDER CONTRACT          |
| <b>Last updated</b>             | 01/09/2024              |
| <b>Area</b>                     | Mont Blanc              |
| <b>Location</b>                 | Les Contamines          |
| <b>Village</b>                  | Les Contamines Montjoie |
| <b>Bedrooms</b>                 | 2                       |
| <b>Bathrooms</b>                | 1                       |
| <b>Floor area</b>               | 43.6 m <sup>2</sup>     |
| <b>Heating</b>                  | Electric radiators      |
| <b>Ski access</b>               | Ski bus                 |
| <b>Nearest skiing</b>           | 2 km                    |
| <b>Nearest shops</b>            | 300 m                   |
| <b>Drainage</b>                 | Mains drains            |
| <b>Number of lots</b>           | 12                      |
| <b>Procédure en cours</b>       | No                      |
| <b>Energy efficiency rating</b> | D (243)                 |
| <b>CO2 emissions</b>            | B (10)                  |
| <b>Agency fees</b>              | Paid by the seller      |

## Property Description

This development is situated in the centre of Les Contamines and enjoys easy access to all the amenities as well as spectacular views of the Miage and Mont Joly mountain range and surrounding scenery.

The development has been designed to offer a high level of comfort and quality of construction. The architecture, whilst modern remains true to alpine style with wood and local stone exterior. Built in 2010, the building has a lift and each apartment has large window openings to maximise natural light and sunshine.

Apartment 10 is situated on the first floor and has a private balcony. The apartment comprises :

Bathroom with bath, WC, vanity sink unit, towel radiator

Fitted kitchen (fridge, electric oven, microwave, induction hob, extractor, dishwasher). Kitchen utensils and crockery are also included.

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

Small bedroom with bunkbeds.

Living room with dining area (table and chairs included), sofa bed, coffee table, TV and TV unit, lamps, linen etc included.

The flooring is tiled in the bathroom and kitchen/living areas and wooden flooring in the bedrooms.

Phone entry system for the building.

Separate cave and ski locker (ground floor)

Private parking place.

Les Contamines has 120km of ski pistes, offering a good choice for all levels of skier. The ski pass is part of the Evasion Mont Blanc area with a total of 450km of pistes, including: St Gervais, Megève, Cote 2000 and Combloux. In addition to downhill skiing, there is a cross country ski circuit nearby. In summer, this area transforms into an activity park with a swimming lake in the forest, adventure 'tyrolienne' park, mini golf, tennis courts, climbing, pedalos, donkey rides and a good selection of walking trails depart from this area. The ski lift is also open in the summer, giving access to the higher hiking trails and view points, as well as the VTT pistes.

The property is covered by the copropriété rules.















