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# Appt. Cloud Nine

**Chamonix, Chamonix & Vallée, Mont Blanc**

**2 250 000 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	2 250 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	09/06/2011
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Chamonix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	5
<b>Floor area</b>	167 m²
<b>Nearest skiing</b>	500 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<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

Cloud Nine is a newly renovated luxury ski apartment located in the much sought-after, heart of Chamonix town. The apartment has five balconies from which one can enjoy breath-taking views of the charismatic town and the stunning surrounding mountain scenery.

Apartment Cloud Nine is on the 3rd floor of an elegant building accessed by both stairs and a lift. The open plan living areas create a sociable atmosphere and give the apartment real 'wow factor', with the theatre kitchen, bar and dining areas leading to the stylish sunken lounge with built-in fire. All 4 bedrooms are individually finished with contemporary ensuite facilities. The apartment even has its very own spa facilities with steam and massage rooms and a Jacuzzi.

The apartment has a floor area of 167m2 and the accommodation comprises:

Entrance hall with heated ski and boot cupboard, open plan living room with dining area, bar, breakfast bar and kitchen, four bedrooms with en-suite shower rooms, steam room, massage room, Jacuzzi, bathroom, utility room, separate WC.

The apartment also has an underground garage.

For buyers seeking a property offering a healthy return on investment, there is a guaranteed rental contract with a reputable operator which could generate an income of up to 70 000 euros per year.

The property is covered by the copropriété rules.













