

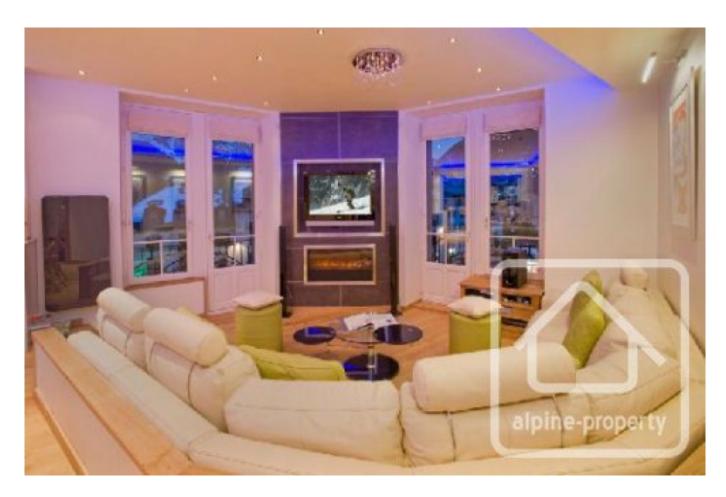
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Appt. Cloud Nine**

Chamonix, Chamonix & Vallée, Mont Blanc

#### 2 250 000 €uros



### **Contact**

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# **Key Features**

**Price** 2 250 000 €uros

StatusSOLDLast updated09/06/2011AreaMont Blanc

**Location** Chamonix & Vallée

Village Chamonix

Bedrooms4Bathrooms5Floor area167 m²Nearest skiing500 m

**Drainage** Mains drains

Number of lots TBC

Procédure en cours No

Energy efficiency rating TBC

CO2 emissions TBC

**Agency fees** 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.

