



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Tounet

Les Contamines Montjoie, Les Contamines, Mont Blanc

380 000 €uros



Contact

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

Tel: +33 6 08 46 86 86

Email: jc@alpine-property.com

Key Features

Price	380 000 Euros
Status	SOLD
Last updated	11/11/2010
Area	Mont Blanc
Location	Les Contamines
Village	Les Contamines Montjoie
Bedrooms	2
Bathrooms	1
Floor area	60 m ²
Land area	1168 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This individual property has recently been tastefully refurbished and comprises a spacious living room with kitchen, dining area and lounge. The master bedroom and further second bedroom lead off from the main living space and in addition to the family bathroom with bath/shower, sink and toilet, there is a separate WC with hand basin.

The full ceiling height gives the main living area a feeling of space, yet the wooden floors and fireplace with wood burning stove keep the chalet cosy and authentic.

The property has had a new roof and in 2008 was rewired and received new plumbing along with many new windows.

Outside the garden space has been graveled for easy maintenance and includes a decking area and large shed for storage.

The front of the property faces south and it is only a 10-15 minute walk into the centre of Les Contamines village. A bus leaves at the end of the drive for the ski area.

One of the significant benefits of the property is that it has considerable residual SHON (planning permission for liveable space) which means an additional 290m² could be built on the plot of 1168m². This is an extremely attractive proposition as it would open up numerous possibilities of extending, rebuilding or adding a further property. The current owners were granted planning permission for a large chalet on the land a few years ago and have even put the preparatory water drainage in anticipation of such a project.

Currently Tounet is occupied year-round, but was very successfully rented out in previous years for 4/6 people and would continue to be an attractive rental let, as individual chalets for ski holidays are difficult to find in the valley.













