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# **Chalet Loyers**

Les Contamines Montjoie, Les Contamines, Mont Blanc

830 000 €uros



### **Contact**

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## **Key Features**

Price 830 000 €uros

**Status SOLD** 

Last updated 08/09/2017 Area Mont Blanc

Location Les Contamines

Village Les Contamines Montjoie

**Bedrooms** 4 **Bathrooms** Floor area 190 m<sup>2</sup> 642 m<sup>2</sup> Land area Detached Yes

Heating Underfloor heating Chimney Wood burning stove

Ski access On piste 150 m **Nearest shops** Garden Yes Double Garage Mains drains Drainage

**Energy efficiency rating TBC** CO2 emissions **TBC** 

**Agency fees** Paid by the seller

# **Property Description**

A brand new 4 bedroom chalet on the side of the pistes. This is as close as 'skiing-to-the-door' gets in Les Contamines.

Chalet Loyers is located on the side of the nursery slope, which is a fantastic option for beginners as well as those wanting to try a half pipe/snowpark. The end of the garden touches the piste edge and the village is just a stroll away. The main ski area is a little further and the ski bus leaves from the end of the road.

The chalet has been built to the highest standards with a great deal of care and attention. There is copper guttering, double glazing throughout and all internal walls have been built with additional insulation to minimise inter-room noise.

It is around 190m2 of useful internal space on 3 levels and comprises:

### 1. Entry level

Double garage

Entrance porch

Entrance

Separate WC

Bedroom with ensuite bathroom

Spacious lounge with floor to roof openings providing a huge amount of light and a feeling of space and airiness. The kitchen is semi open planned and can be divided up by concealed sliding doors.

There is access to a south facing terrace from which to dine and access the garden beyond.

#### 2. Upper level

The upper floor of the chalet houses a mezzanine which overlooks the lounge. This would make a great snug, reading or office corner. It could also serve as an additional sleeping area.

### 3. Ground floor level

The lower part of the chalet has 2 further bedrooms with ensuite bathrooms.

Access to the south facing garden.

The final 4th bedroom is large and could accommodate several sets of bunk beds. It also gives onto a sports/sauna room. This in turn leads to a wine cellar.

A separate bathroom is available for this bedroom.

Separate WC.

Centrally located chalets are rare. Rarer still are brand new ones, offering a 10 year peace of mind guarantee and built to stringent modern norms. The added benefit of the nursery slope at the foot of the sunny southern garden is a huge plus.





























