



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. Jouty

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

**285 000 €uros**



## Contact

Contact **Julie Mabboux** about this property.

**Tel:** +33 6 20 28 79 14

**Email:** [julie@alpine-property.com](mailto:julie@alpine-property.com)

# Key Features

<b>Price</b>	285 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	02/01/2018
<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>	66 m²
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	60 m
<b>Nearest shops</b>	900 m
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	539 €uros
<b>Annual charges</b>	2800.00 €uros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (93)
<b>CO2 emissions</b>	C (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

A nicely presented 2 bedroom apartment at the base of Les Contamines lift station. Apartment Jouty is located in an enviable position, just a stone's throw from the lift station, the home run and a short stroll into the centre of the village.

It is on the ground floor of a renovated building and offers:-

Entrance

Separate WC.

2 bedrooms, one with built-in wardrobe.

Bathroom with bath, shower attachment and sink.

Spacious living dining room with access onto a south facing sun terrace. The decking is sufficiently large to have a good sized dining table and chairs.

Fully fitted kitchen with 4 ring hob, oven and dishwasher.

It has generous proportions for a 2-bed and has been well maintained since it's renovation a few years ago.

Wooden floors and large windows make it a very pleasant property in which to be.

In addition to the accommodation, Jouty comes with a large cellar, a ski locker and reserved parking space.

Les Contamines ski area offers 120km of snow-sure runs, a fun park and many nursery slopes. Along with the village and its restaurants and shops being close, just a few minutes' walk from the apartment, is the nature reserve. In winter this is a cross country and husky dog sledging area, and in summer it transforms into an activity park. Included are: a swimming lake set in the forest, tree adventure course with zip wires, golf, tennis courts, rock-climbing, pedalos, donkey and horse riding and many walks into the mountains start from there. The cable car runs in summer too, giving access to higher walks and views and a downhill mountain biking course.

The property is covered by the copropriété rules.





















