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# Appt. Les Olympiades, 5

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

**287 672 €uros**



## Contact

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# Key Features

<b>Price</b>	287 672 €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>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	140 m <sup>2</sup>
<b>Land area</b>	63 m <sup>2</sup>
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	950 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Olympiades are located a walk away from the centre of Les Contamines village, and are set back from the main road and any traffic noise. They have lovely views towards the surrounding mountains and the ski bus stops at the end of the road to take you to the lift station a few minutes away.

Plans shown here are suggested layouts only. The Triplex will be delivered as a blank shells with no internal walls so buyers are free to imagine their own layout. (Subject to technical constraints such as how the water pipes run in the building).

Apartment 5 is a triplex (set over 3 floors) with both a front and sunny south-eastern rear garden. It has balconies on both aspects and its generous 84m<sup>2</sup> surface area with additional 56m<sup>2</sup> under the eaves, would easily allow the creation of a 3/4 bedroom home. It comes with a ski locker.

Buying a property off plan allows for numerous benefits. Notaire fees are based on a lower purchase price compared to buying such an apartment in a finished state. Not only this, but VAT is not included on the sale in this instance, which immediately saves 20%. And finally, the works will benefit from a reduced VAT rate of 10%, rather than the usual 20% (if using local artisans).

A contribution is included in the price and proportional to the apartment size for the communal works which cover new windows, front doors, perimeter and roof insulation, arrival of services, new guttering and exterior woodwork).

The cost of finishing the apartments internally is likely to be in the region of 1000-1200 €/m<sup>2</sup>.

So in total, an estimation of the investment required will be:

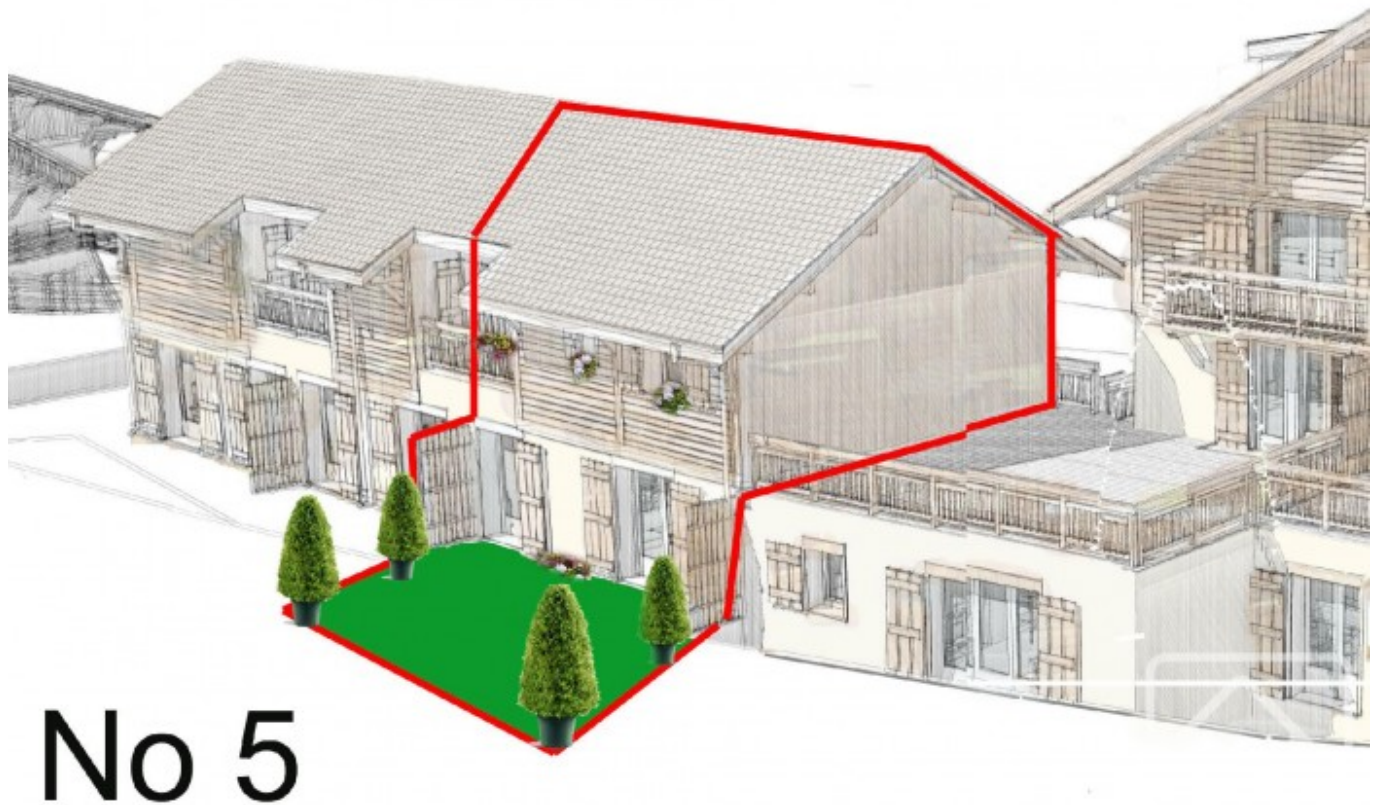
Apartment shell and contribution to building renov. + approx personal renovation costs + garage

284 672€ + (1000x 84+56m<sup>2</sup>= 140K) + 18K= 442K€ Approximate TOTAL COST for project.

This is a great price for a 140m<sup>2</sup> of liveable space with garage and garden

Please note, in addition to the property there is the obligation to buy a closed garage on site for 18,000 Euros TTC or parking at 6,000 Euros

Les Contamines and St Gervais are just over 1 hour from Geneva airport and are 25 minutes from Chamonix. In winter they make up a large part of the Evasion ski domain, a vast 445km area of ski pistes. Both villages also have a thriving summer season.







No 5







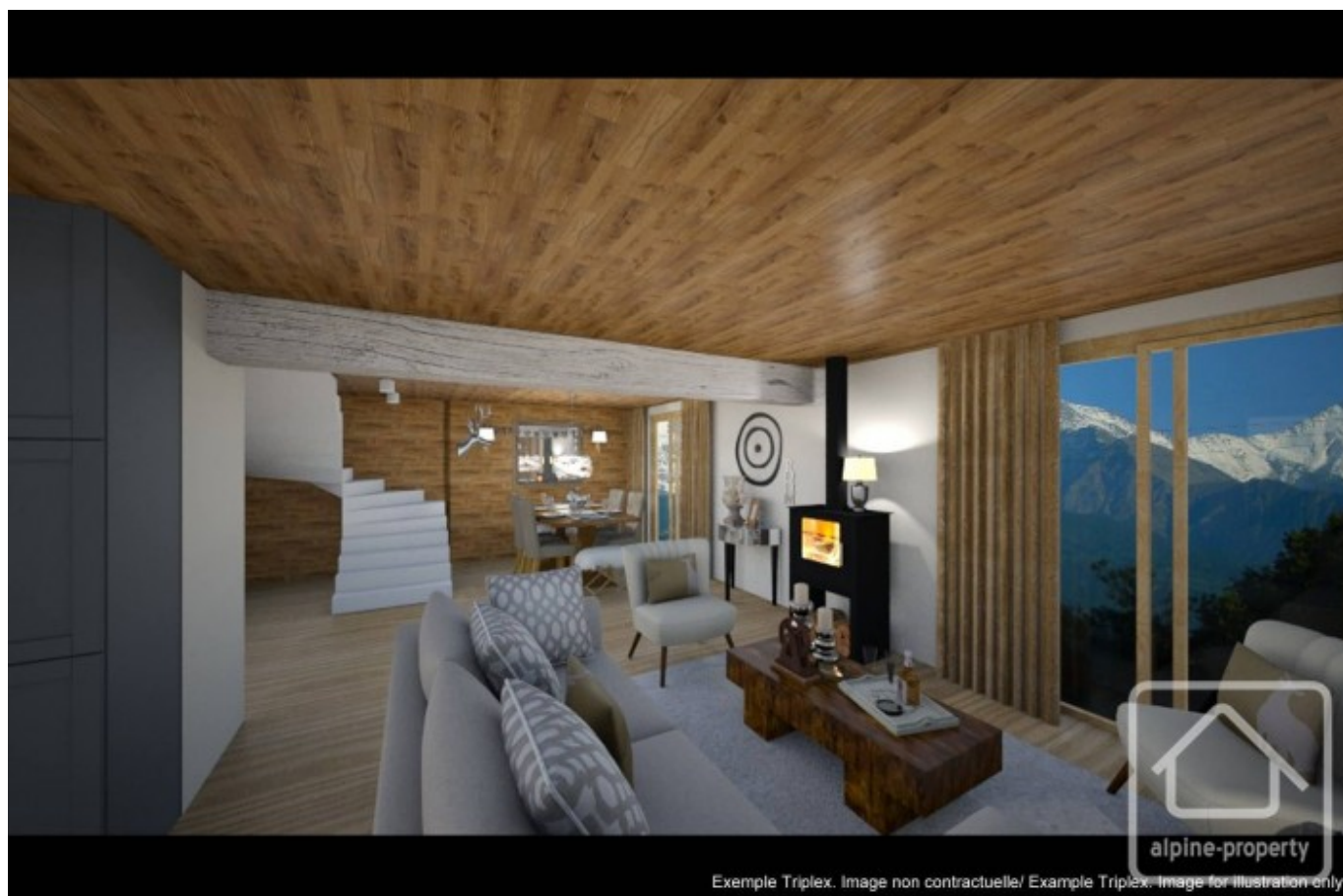






Exemple Triplex. Image non contractuelle/ Exemple Triplex. Image for illustration only









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