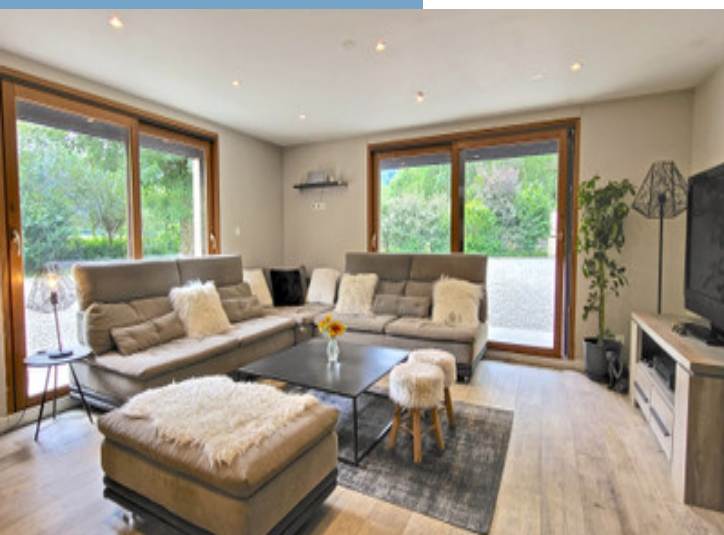




MODERN ALPINE VILLA 209M2 WITH POOL.
SPACIOUS, SECLUDED & IDEALLY LOCATED FOR
SKI AND ROAD CYCLING.

MODERN ALPINE VILLA
209M2 WITH POOL.
SPACIOUS, SECLUDED &
IDEALLY LOCATED FOR SKI
AND ROAD CYCLING. ...



PROPERTY FACT FILE	
REFERENCE	A31 I 29NDY38
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	209 m ²
LAND	2690 m ²
TOWN	Le Bourg-d'Oisans
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Private Pool
- 4 Bedrooms
- Large private garden
- Only 10 mins from the Allemond Gondola
- Excellent rental potential for groups.

MODERN ALPINE VILLA
209M2 WITH POOL.
SPACIOUS, SECLUDED &
IDEALLY LOCATED FOR
SKI AND ROAD CYCLING.

...

Ref : A31129NDY38

This beautiful modern villa offers 209 m² of light-filled living space, thoughtfully designed for comfort and functionality. It comprises a fully equipped kitchen, a generous lounge and dining area, four bedrooms (one with ensuite shower room), a master bedroom with dressing room and ensuite shower room, a separate bathroom and a practical

DESCRIPTION

Set on a generous 2,690 m² plot, the property boasts a large private swimming pool and a spacious terrace perfect for outdoor dining and entertaining. The setting is peaceful and secluded, offering calm and privacy while remaining well-connected.

Located at the heart of Alpine cycling country and just 10 minutes from the Allemond ski lift to Alpe d'Huez, this villa offers exceptional rental potential year-round, whether for winter sports enthusiasts or summer cyclists.

A rare opportunity to acquire a beautifully appointed, modern mountain home in a highly sought-after location.

Main surface details:

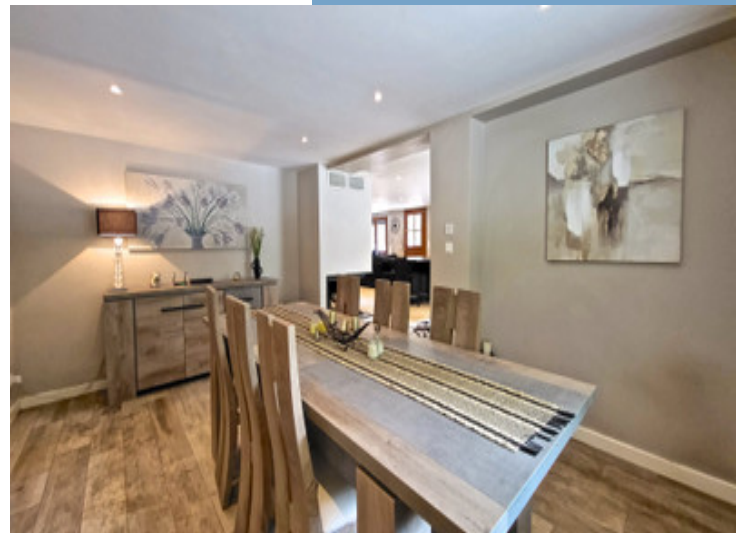
Lounge / Kitchen	- 44.5m ²
Dining room	- 17.3m ²
Storage room	- 8.3m ²
Hallway	- 5.30m ²
Laundry room	- 4.6m ²
Bedroom 1	- 21.9m ²
Bedroom 2	- 13.3m ²
Bedroom 3	- 12.1m ²
Bedroom 4	- 11.3m ²
Bathroom	- 5.5m ²
Ensuite bed 1	- 10.70m ²
Ensuite Bed 4	- 4.2m ²
TV Room	- 12.20

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A31129NDY38>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

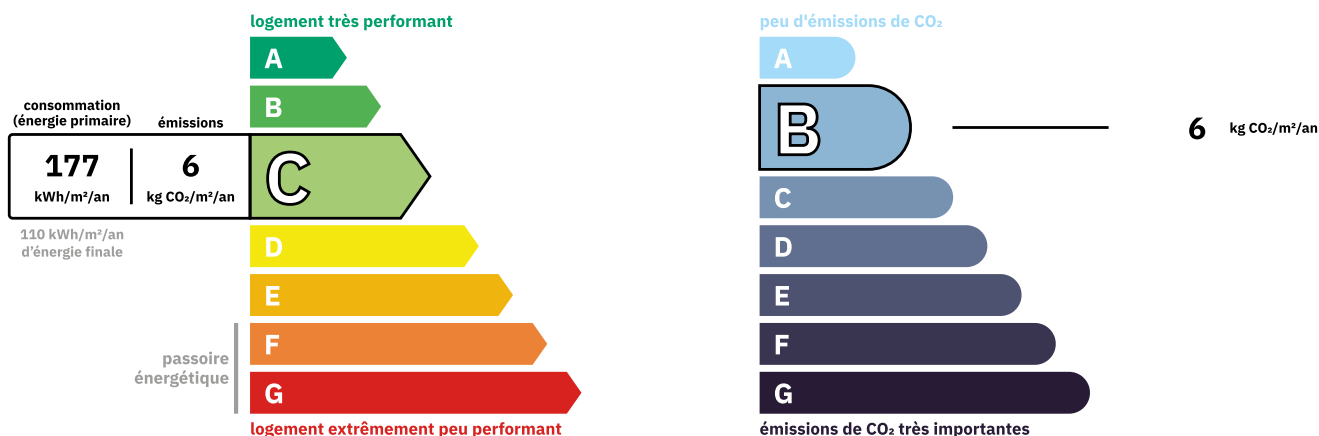
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MODERN ALPINE VILLA 209M²
WITH POOL. SPACIOUS,
SECLUDED & IDEALLY
LOCATED FOR SKI AND
ROAD CYCLING. ...

Ref : A31129NDY38

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 2965 € and 4011 € for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A31129NDY38
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr