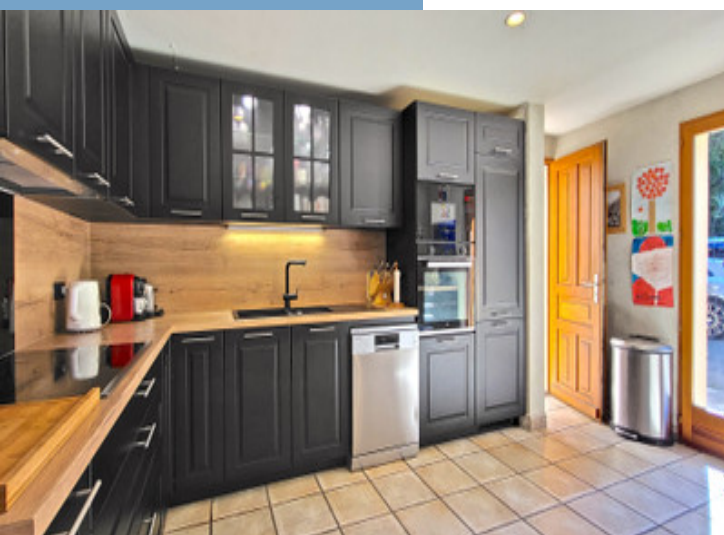




FABULOUS OPEN PLAN CHALET IN A PRIVATE
SETTING LOCATED IN PRIZED HAMLET ONLY
4KM FROM LES 2 ALPES

FABULOUS OPEN PLAN
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PROPERTY FACT FILE	
REFERENCE	A31219NDY38
PRICE	€ 699,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (672 115 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	252 m ²
LAND	1235 m ²
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Village property
TYPE	Chalet, Ski Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Lake, Garage
*Price based on current exchange rate which is subject to change	



- 5 bedrooms
- Peaceful location only 4km from Les 2 Alpes
- Modern open plan
- Large private garden
- Excellent rental potential

FABULOUS OPEN PLAN
CHALET IN A PRIVATE
SETTING LOCATED IN
PRIZED HAMLET ONLY
4KM FROM LES 2 ALPES...

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This lovely chalet was built in 1992 and has a habitable surface of 207m² with a total floor space of 252m². It sits on a plot of land 1235m² offering a large private garden surrounded by mature trees. Proximity to the main ski station is a key feature being only 4km by road, a short 5 min drive to access the main lift system including the

DESCRIPTION

The ground floor of the chalet is bright and spacious, with an open-plan design enhanced by floor-to-ceiling windows that flood the space with natural light. The layout is cleverly divided into three distinct yet connected areas — a modern kitchen, a dining space, and a comfortable lounge — creating a seamless flow ideal for both relaxing and entertaining.

A brand-new kitchen has been recently installed, and a state-of-the-art thermal heat pump now provides efficient central heating throughout the house. For added warmth and alpine ambiance, the lounge also features a log-burning fireplace. This level also includes a separate WC, a bathroom, a bedroom, and internal access to both the laundry room and the garage, offering optimal practicality and convenience.

On climbing the stairs, we find an open mezzanine office space looking down over the main living area and with a large window overlooking the play area and fields to the rear of the chalet. Moving on we find the second bathroom and three spacious double bedrooms, each of which has plenty of storage space. The master bedroom has its own private balcony overlooking the garden.

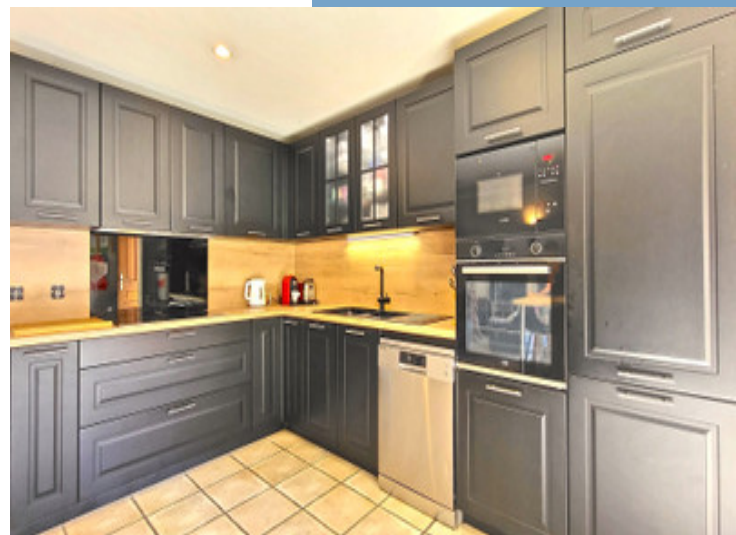
On the second floor we find the attic bedroom that currently serves as a gym / training room as well as a storage area for equipment.

To the exterior of the house a driveway leads us onto the parking area in front of the house that can easily accommodate 6 cars. The garage provides the perfect cover from the heavy snowfalls experienced during...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31219NDY38>

COMPLETE FILE AND PHOTO ON REQUEST



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

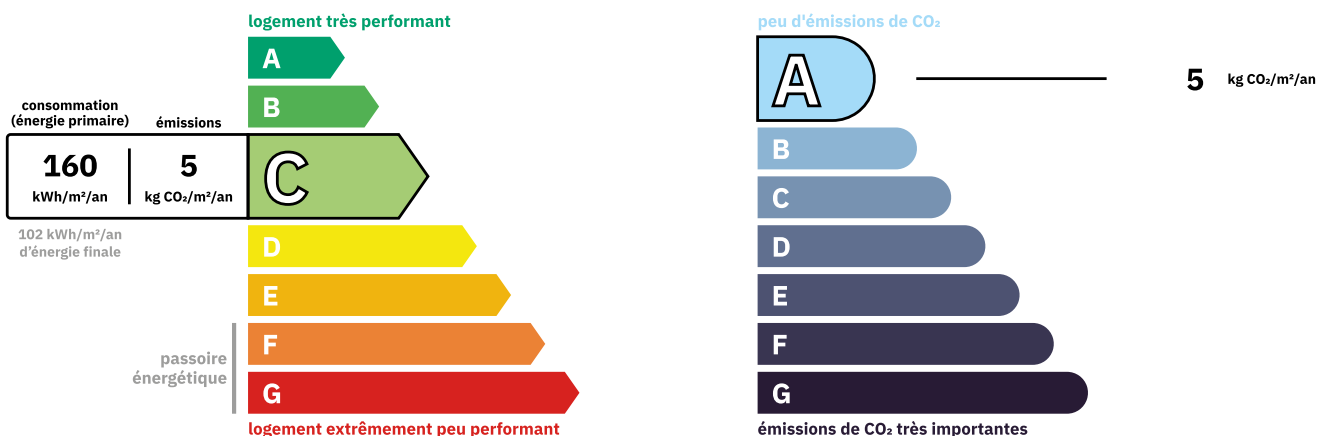
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

FABULOUS OPEN PLAN
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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 2072 € and 2804€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchangerates. 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 :A31219NDY38
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