

For sale: Stunning Independent chalet with 2 apartments, fully furnished, parking, & mountain views



INFORMATION

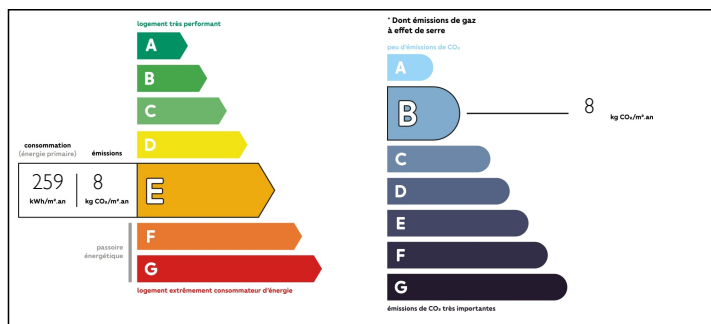
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|-------------|----------------------|
| Town: | Champagny-en-Vanoise |
| Department: | Savoie |
| Bed: | 7 |
| Bath: | 6 |
| Floor: | 144 m2 |
| Plot Size: | 0 m2 |

IN BRIEF

Located in a peaceful & secluded residential area in Champagny-en-Vanoise situated at an altitude of 1250 m. The village/resort is family friendly with direct access to the Paradiski area offering 450 km of groomed ski pistes with 70 % of the area at more than 2000 m. Courchevel & the 3 valleys ski resorts offer an additional 650 km of groomed ski pistes & are only 14 km away! Champagny is a nature lovers' paradise with the most beautiful hiking trails along with cycling and mountain biking trails. Distances; 270 to the boulangerie 350 m to the resort center with bars & restaurants 450 m to the ski lift which joins the Paradiski area 500 m to the beautiful public swimming pool with a small spa area 5 km to Champagny le haut & the first French national park La Vanoise 5 km to the lovely village of Bozel 11 km to the Pralognan ski resort 14...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

Main Apartment, Level 0:

Large garage with ski storage, laundry room, and hot water boiler with direct access to the apartment's entrance hall. The main entrance hall has storage space for coats and shoes, as well as stairs leading to the open basement.

Level 1:

Open living & dining area with fully equipped kitchen, all with direct access to a south facing wraparound terrace. One double bedroom. Separate bathroom with shower, sink, & WC.

Level 2:

Small landing with access to a small attic, 2 double bedrooms with a skylight, separate bathroom with shower, sink, and toilet. Large master bedroom with built-in closet, skylight, south-facing balcony, en-suite bathroom with spa bath with shower, sink, toilet, bidet, and a skylight.

Secondary Apartment, Level 0:

Open living & dining area with fully equipped kitchen, separate toilet, 3 double bedrooms with en-suite bathrooms equipped with shower, sink, and WC.

Private outdoor parking on the side for two cars, small ski locker & boot heaters.

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

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