

Fantastic mountain Chalet with exceptional vista. 5km from the Alpe d'Huez ski & cycling Mecca.



## INFORMATION

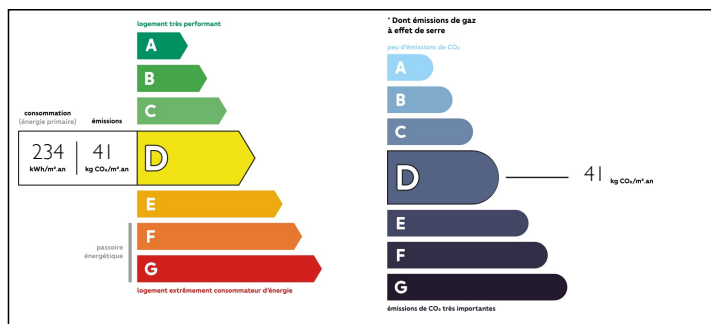
Town:	Auris
Department:	Isère
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	732 m2



## IN BRIEF

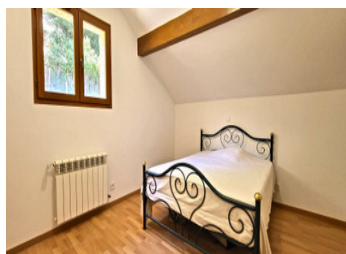
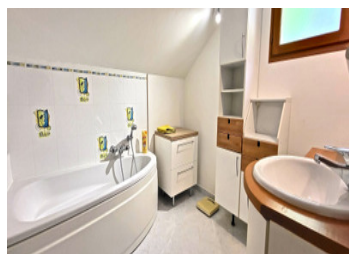
This fantastic stand-alone chalet is located in a peaceful hamlet only 5 km from the ski station of Auris-en-Oisans which is part of the Alpe d'Huez Grande Rousse ski area. The chalet is built on a hillside plot (760m2) with the most amazing south facing view towards Les Deux Alpes and La Grave with its world-famous off-piste domain of the Girose glacier. The chalet has recently received a high-end replacement gas boiler to power its heating and hot water system as well as an overhaul of the electrical circuits. The ski station of Auris en Oisans is only a short 4km drive. This small family ski resort links directly into the much larger Alpe d'Huez ski area. The ski resort of les Deux Alpes is only 15km away where you can enjoy summer as well as winter skiing. This area is also extremely popular with road cyclists and...

## 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.



## LOCAL TAXES

Taxe foncière: 793 EUR

## NOTES

## DESCRIPTION

The ground floor level comprises, an entrance hall with large storage cupboard, WC, kitchen and a dining / sitting room with fireplace. Patio doors open on to a spacious terrace with dining area and the most amazing unobstructed mountain views.

The first floor comprises a master bedroom with ensuite shower room and dressing room. There are two more double bedrooms, separate bathroom, WC

The property is heated by a gas central heating system including underfloor heating. The wood-burning fireplace provides a lovely cosy atmosphere in the winter months.

The basement level offers a large double garage, workshop and boiler room. With plenty of space for all your outdoor mountain equipment.

This is a rare property new to the market. Don't delay and call today to arrange a viewing before this little gem is snapped up.

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