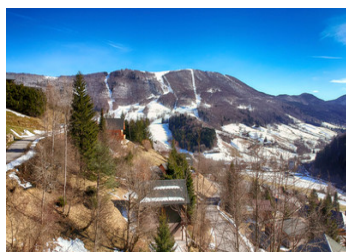


Large 4-bedroom ski chalet with 2-bedroom apartment for sale in the Massif des Bauges at Aillon-Margeriaz 1000

EXCLUSIVE



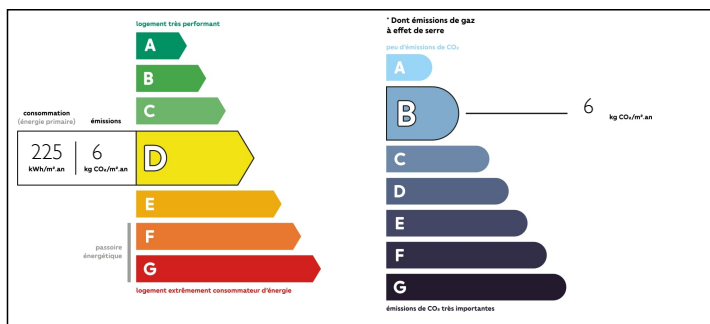
INFORMATION

Town:	Aillon-le-Jeune
Department:	Savoie
Bed:	6
Bath:	2
Floor:	187 m2
Plot Size:	0 m2

IN BRIEF

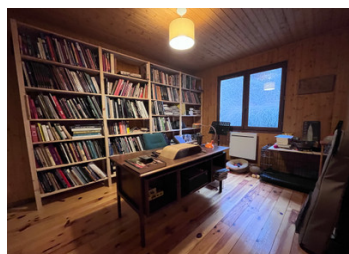
A recently renovated spacious ski chalet in the Bauges national park with an independent 2 double bedroom apartment and above a 4 double bedroom chalet with a 42m2 open plan living space. South facing with glorious views over the resort which enjoys rentals across all 4 seasons due to the year-round popularity of the massif des Bauges nestled between Annecy and Chambéry, just 1h10 from Geneva airport. The Chalet is located on a quiet no-through road just above the village centre facing the ski slopes of Aillon-Margeriaz 1000 with a great choice of restaurants from fine dining to snack bar. The resort is currently being transformed into a 4-season holiday destination with a new 5-star hotel and major regional investment in new sporting facilities.

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.



DESCRIPTION

The current owners have renovated the chalet with a new insulated roof, new wood cladding, a state-of-the-art wood pellet burner to heat the property, latest generation electric wall heaters, new flooring and new kitchens in the chalet and the apartment

Ground floor – Apartment

- Living room/ kitchen – 31m2 with French windows onto the south facing terrace
- Bedroom 1 – 13m2 double bed + bunks
- Bedroom 2 – 12m2 double bed + bunks
- Shower room – 4m2 to upgrade
- WC
- Utility room - 9m2

Outside

- Covered storage area
- Cellar /log store

First floor – Chalet

- Living room/ kitchen – 42m2 with south facing balcony
- Kitchen – 12m2
- Bedroom 1 – 10m2 double
- Bedroom 2 – 11m2 double
- Shower room – 3m2
- WC

Second floor

- Bedroom 3 – 16m2 with built in wardrobe
- Bedroom 4 – 16m2 with built in wardrobe
- WC with washbasin – 2m2 easily convertible into a shower room with toilet

Exterior

- Garage at road level with parking
- Large terrace behind the chalet, currently completely overgrown

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

NOTES