

Unique opportunity to invest in a superb 6 bedroom mountain property with fantastic views.



INFORMATION

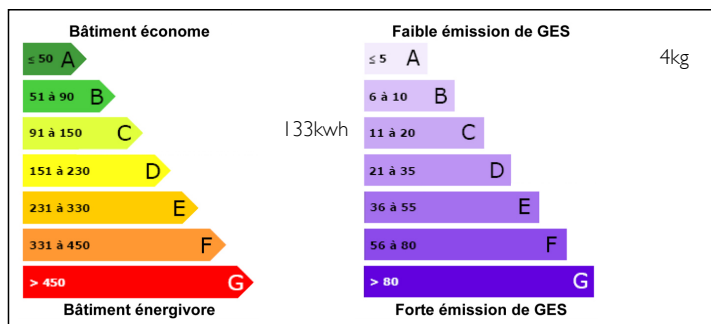
Town:	Vaujany
Department:	Isère
Bed:	6
Bath:	4
Floor:	273 m2
Plot Size:	3300 m2

IN BRIEF

The fantastic chalet has a habitable space of 273m2 over 3 floors and a total floor space including the annexe, garage, cellars and outbuildings of 410m2. The chalet is heated by a modern geothermal heating system. It is built on a plot of 3300m2 with a private driveway and electric gate. The view is stunning looking down over the valley towards Lake Verney and the Oisans valley in the distance.

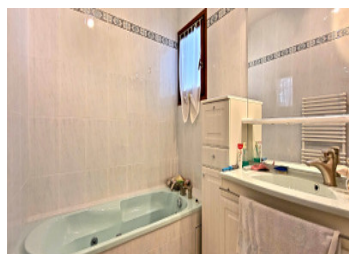


ENERGY - DPE



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 chalet comprises on the basement level - a living room, kitchen, shower room, bedroom, boiler room, wine cellar, cellar, storage room and an outside terrace.

The first floor comprises a spacious living room, fully equipped kitchen, laundry room / pantry, bathroom, separate WC, spacious bedroom and large south facing balcony with built in BBQ and fireplace. The main entrance is on this level and we can also access the garage and wood store from here.

The second floor comprises a living room, 4 bedrooms, 2 shower rooms, separate WC and spacious south facing balcony.

Le Perrier is a very popular area with many families living there year round. The South facing orientation and openness of this part of the valley provide fabulous views of the surrounding countryside and mountains and also quick and easy access to the local amenities.

For tourists this area is popular both in the winter and the summer due to the wintersports, road cycling and hill walking. Access to the famous Col du Glandon and Croix de Fer is only 3 km from the chalet.

The village of Vaujany offers a variety of activities ideal for families and groups. They have a world class skating rink and an Aqua centre as well as a variety of traditional restaurants.

Lake Verney which sits in the valley below offers wind powered watersports and has a lovely lakeside restaurant. The local village of Allemond offers a variety of restaurants and...

LOCAL TAXES

Taxe foncière: 1691 EUR

Taxe habitation: 651 EUR

NOTES