

Beautiful detached 4-bedroom ski chalet. 175 metres from the main cable car linking to Alpe d'Huez.



## INFORMATION

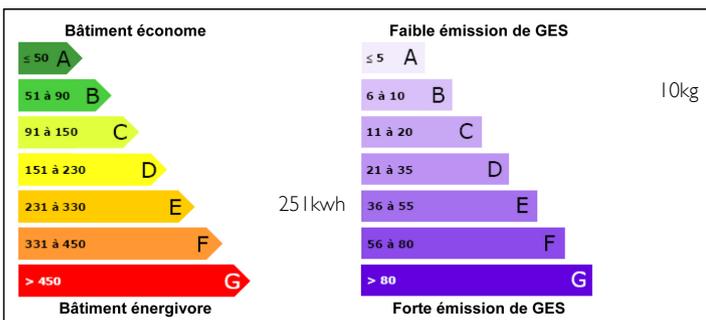
Town:	Vaujany
Department:	Isère
Bed:	4
Bath:	3
Floor:	149 m2
Plot Size:	220 m2



## IN BRIEF

This spacious modern ski chalet has an exclusive location only 175 metres to the main ski lift in the village of Vaujany which links directly into the Alpe d'Huez ski area. Built in 2008 as part of a private development it is one of only 7 detached chalets in the whole development. It sits on the hillside on a private plot 220m2 and has a magnificent view across the valley from the large terrace to the front and side. This is without doubt one of the best spots in the entire village.

## 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 lower floor; 1 double bedroom with en-suite shower room, 1 twin room and 1 cabin room with bunk-beds. Two of the bedrooms have built in wardrobes. On the same level there is a separate toilet and a separate bathroom with bath, shower and vanity unit with double sink. The garage is accessed from this level. There is an outside private parking space so the garage is used as a laundry and changing area for guests and storage for firewood and outdoor equipment.

The first floor comprises a spacious open plan living room area with open kitchen and fireplace. The wood-burning fireplace provides the ideal focus for those cosy nights in, sipping mulled wine! The main living area opens onto the large balcony to the front through sliding glass patio doors. This ensures a very bright and airy living space with fantastic armchair views.

Also, on this floor we find another double bedroom with built in cupboards and en-suite shower room. There is also a separate toilet and another bathroom with Italian style shower and vanity unit.

The mezzanine is accessed via a spiral wooden staircase and serves also to provide extra sleeping space with enough room for two single beds.

## LOCAL TAXES

**Taxe foncière: 1124 EUR**

**Taxe habitation: 533 EUR**

## NOTES