

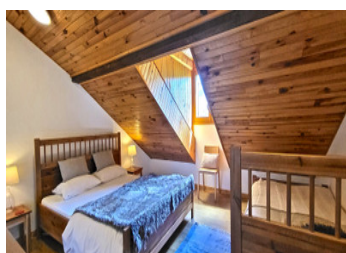
Beautifully appointed 8 bedroom chalet 367m2, nestled in a peaceful hamlet only 5km from Alpe d'Huez Ski area

EXCLUSIVE



## INFORMATION

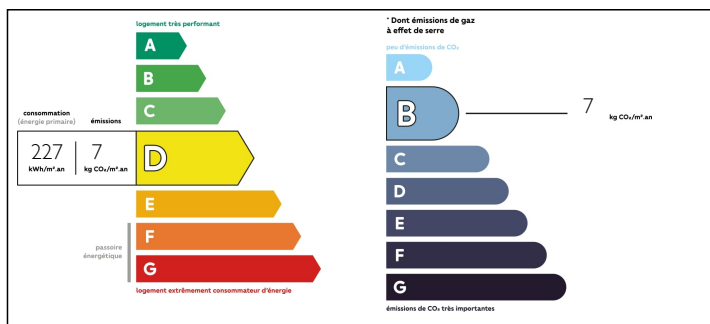
Town:	Auris
Department:	Isère
Bed:	8
Bath:	5
Floor:	267 m2
Plot Size:	390 m2



## IN BRIEF

This beautiful, spacious well appointed chalet is located in a peaceful, picturesque hamlet. When you're ready to hit the slopes, the chalet is conveniently located near some of the best ski resorts in the area. The Alpe d'Huez Grand Rousse ski area being the closest, only 5km to the nearest lift located in the Auris en Oisans ski station. Alternatively, why not take the 13km journey across the valley to the largest skiable glacier in Europe and the buzzing mountain ski area of Les Deux Alpes. For those who enjoy really extreme skiing then the world famous La Grave big mountain off piste ski area is only 18 km away. Both resorts have a fantastic reputation for winter and summer activities. For avid road cyclists, there are also famous cycling routes of the Tour De France just moments from your doorstep.

## 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

This charming chalet is the perfect place to relax and unwind after a long day on the slopes. The luxurious interior is designed with comfort in mind, featuring lovely furnishings and amenities throughout. With plenty of room for large groups or families, this chalet is perfect for hosting unforgettable get-togethers or celebrations.

The open plan living space is designed for comfort and relaxation, featuring a cozy fireplace and plenty of natural light that floods through the large windows. The well-appointed kitchen is perfect for preparing gourmet meals, while the dining room provides ample space for hosting large gatherings.

Each bedroom features plush bedding, cosy furnishings, and plenty of natural light to help you recharge for another day of adventure.

But that's not all – the ground floor private apartment is a true gem, featuring its own separate entrance, kitchen, living area, and bedroom. This is perfect for those who desire a bit more privacy or need additional space for guests or for families traveling with grandparents or other extended family members.

Outside, you'll find a decked garden area with Nordic wood fired hot-tub with lovely views of the surrounding mountains. Whether you're sipping your morning coffee or enjoying a glass of wine as the sun sets, it's the perfect place to soak your aching legs after a long day on the slopes. When you're not hitting the slopes, you can explore the surrounding area with its breath-taking views of the peaks and valleys surrounding the hamlet.

Other...

## LOCAL TAXES

**Taxe foncière: 1525 EUR**

**Taxe habitation: 1417 EUR**

## NOTES