LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 70404JC05 Price: 2 550 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (2 450 000 EUR without fees)

Luxury chalet f or sale in Serre Chevalier, just 400 m from ski lift with indoor pool, sauna, covered parking

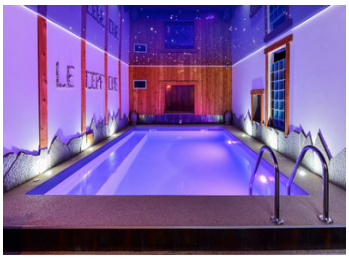














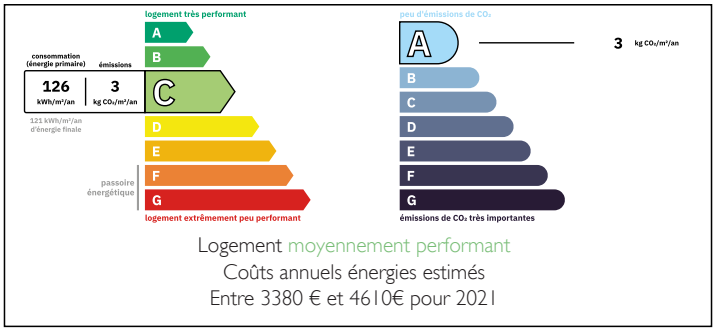
INFORMATION

Town:	La Salle-les-Alpes
Department:	Hautes-Alpes
Bed:	6
Bath:	6
Floor:	357 m2
Plot Size:	547 m2

IN BRIEF

Magnificent modern chalet with proven rental income. The chalet is spread over 3 floors which are above the vast garage on the ground floor. This can accommodate up to 5 vehicles.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3380 € et 4610€ pour 2021

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.

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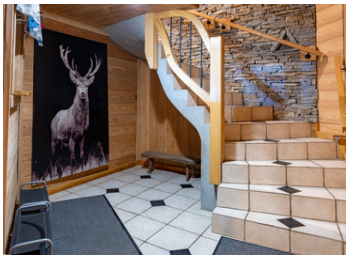
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NOTES

DESCRIPTION

The Chalet...

This luxury property was built a little over 10 years ago, to a very high specification, and with energy performance in mind. The energy report was the highest it could be accorded when the chalet was completed.
The chalet sits on 3 floors all atop a vast garage which can accommodate 5 cars.
On the first floor is a 'party room' with pool table and access to the massive terrace which is perfect for summer BBQ's. There is a spare bedroom on this floor as well as a room set aside for massage and therapy.
Also on this floor is the heated indoor pool with sauna and showers. Access to the terrace is also direct from the pool area.
The second floor is where the 5 double bedrooms are located. 3 of them have south facing balconies and all have en suite bathrooms. They all have their own under floor thermostat and have sonic insulation.
On the top floor is the huge living room / kitchen dining room. This is 130 m2 and has 3 distinct areas even though it is open plan.
The design is sharp and modern though exposed beams and brushed wood give the room a comfortable alpine feel.
The current owners rent the chalet for 100 % of the winter, and several of the summer weeks too. There is a growing demand in this area for prestigious property as there is little or...