LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A10644 Price: 1 980 000 EUR

agency fees to be paid by the seller

**An Exceptional Alpine Residence in the Heart of Les Deux Alpes. 11-bedrooms each with private bathrooms & Spa.**







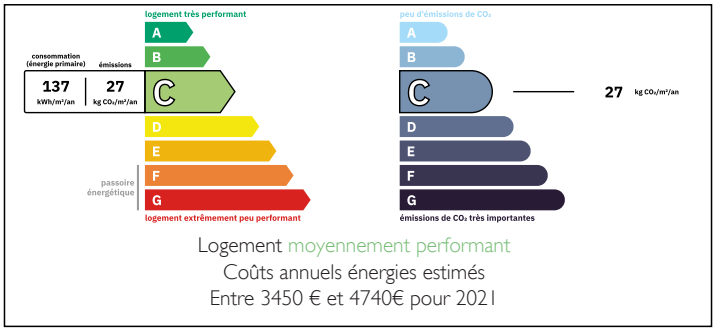









## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 3450 € et 4740€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Les Deux Alpes |
| Department: | Isère |
| Bed: | 11 |
| Bath: | 11 |
| Floor: | 282 m2 |
| Plot Size: | 519 m2 |

## IN BRIEF

A truly exceptional Alpine home for family, friends and generations to come

There are chalets that offer accommodation in the mountains, and then there are properties that become destinations in their own right. This traditional architect-designed chalet is one of the latter.

Rarely does a property of this scale, quality and character become available in the very heart of Les Deux Alpes. Created to an exacting standard by renowned regional chalet builder Bayrou, this magnificent residence combines impressive proportions, authentic Alpine craftsmanship and exceptional versatility to create a private mountain retreat unlike any other.

With 282m² of habitable space and approximately 391m² of total usable floor area, the chalet unfolds over three levels and offers an extraordinary 11

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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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **4270 EUR** |

## NOTES

## DESCRIPTION

From the moment you enter, the quality of the construction is immediately apparent. The chalet was built by Bayrou, one of the region's most respected chalet builders, with a reputation for outstanding craftsmanship and the use of substantial natural materials. Magnificent exposed timber beams and quality European larch — Mélèze — give the property its unmistakable Alpine identity, while the generous volumes create a feeling of warmth, permanence and understated grandeur.

This is the classic mountain chalet elevated to an altogether more substantial level.

At the heart of the chalet is a spectacular open-plan living and entertaining space.
The principal living floor brings together a generous sitting room centred around a wood-burning fireplace, an impressive dining area and a fully equipped professional kitchen. It is a space made for memorable occasions — long lunches after a morning on the mountain, family dinners around the table, après-ski drinks beside the fire and evenings that continue long after the last lift has closed. The perfect home for entertaining

The scale of the property means that entertaining a large group feels entirely natural, while the generous bedroom accommodation provides every guest with their own private ensuite retreat. The chalet's accommodation is particularly impressive.
Across the three floors are 11 spacious bedrooms, each with its own ensuite bathroom, or shower room, providing a level of accommodation rarely found in a private Alpine residence.

The upper floor is especially evocative, with five beautifully proportioned bedrooms beneath the chalet roof and magnificent exposed structural beams creating...