

Brand new 2 bedroom plus cabine apartment for sale in Alpe d'Huez with large sunny terrace and private parking



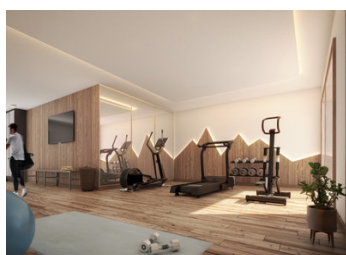
## INFORMATION

|                |       |
|----------------|-------|
| Town:          | Huez  |
| Department:    | Isère |
| Bed:           | 2     |
| Bath:          | 2     |
| Floor:         | 84 m2 |
| Outside Space: | 10 m2 |



## IN BRIEF

A light and airy 1st floor off plan apartment of 97.48 m2 with 2 bedrooms and an additional cabine bedroom for sale in Alpe d'Huez. This iconic high altitude resort offers an incredible variety of skiing and wonderful summer activities. Year round views that will never get tiring from your lovely sunny terrace.



## ENERGY - DPE

DPE not required.

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.



## NOTES

## DESCRIPTION

### The Apartment - A17

Enter into the hall with built in storage and an independent WC

Open plan kitchen and living room of 38.15 m<sup>2</sup> with access via French doors onto the terrace.

Bedroom 1 - 12.93 m<sup>2</sup> and Bedroom 2 - 9.35 m<sup>2</sup> have access on to the terrace

Bathroom +WC 5.21 m<sup>2</sup>

Coin nuit/ sleeping cabine 5.00 m<sup>2</sup>

Bathroom 3.34 m<sup>2</sup>

WC 1.55 m<sup>2</sup>

Total habitable space - 97.48 m<sup>2</sup>

Terrace 18.48 m<sup>2</sup>

### The Area:

Alpe d'Huez is a renowned ski resort and mountain pass in the French Alps, famous for its challenging 21 hairpin bends that attract cyclists from around the world. It sits at an elevation of 1,860 meters (6,102 feet) and offers stunning views, making it a popular destination year-round for outdoor enthusiasts. The climb is especially iconic in the Tour de France, where it often serves as a decisive stage in the race. In winter, Alpe d'Huez is a major skiing hub, offering extensive runs and reliable snow conditions.

### TRANSPORT/ ACCESS:

Grenoble train station - 65km

Grenoble airport - 100km

Geneva International airport - 205km

(regular buses and transfers are available)

### THE DEVELOPMENT:

Designed with generous open plan living spaces that combine quality local materials with sleek, understated lines.

Large French windows let in the beautiful natural light which, combined with warm colors, creates an atmosphere that is both cozy and intimate.

The bedrooms prioritize a peaceful atmosphere and are finished with elegant parquet...