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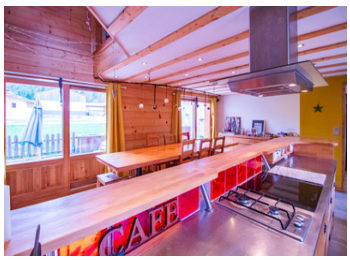
Ref: A35849DMD73 Price: 998 500 EUR

agency fees to be paid by the seller

EXCLUSIVE! Exceptional 300m2 chalet with established gite in stunning location in Pralognan



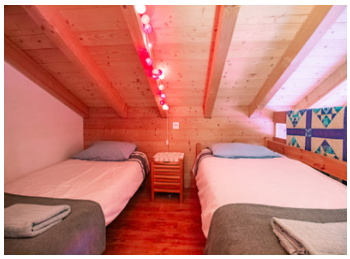




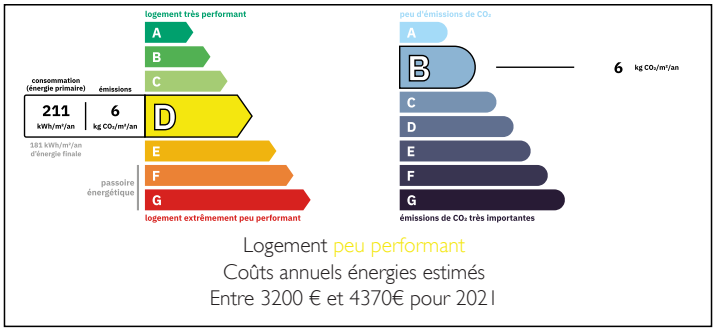








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3200 € et 4370€ pour 2021

INFORMATION

Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	10
Bath:	7
Floor:	300 m2
Plot Size:	507 m2

IN BRIEF

EXCLUSIVE!
Pralognan la Vanoise at the entrance of the Vanoise National Park offers skiing and snow sports in winter and all the mountain activities in summer.
Situated in a privileged location close to ski slopes, nordic skiing, shops and ammeneties, this stunning 300 m² chalet, built in 2012, offers authentic mountain living as well a well established business opportunity with potential for growth.
The gite offers 16 beds in four separate rooms with ensuite facilities, terrasses and balconies offering breathtaking mountain vistas for your guests.
A separate guest entrance and a cozy guest lounge with wood burner guaranties privacy and ease of access.
The gorgeous kitchen -dining room is the true heart of this house.
6 more bedrooms are available to house the owners family or can be developed further as guest rooms.
Outside terrain, a...

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:	**4188 EUR**

NOTES

DESCRIPTION

EXCLUSIVE!
Discover this stunning, large property with all its opportunities!
Situated in the privileged location "Le Plateau" in Pralognan la Vanoise, this 300m2 chalet offers a great place to live as well as a thriving business opportunity right at the entrance to the Vanoise National Park.
Built in 2012 in an authentic- modern style, this property offers a well established gite business as a well as a beautiful and cozy home for the owners, all under one roof.
The gite / table d'hote / bed&breakfast currently offers 16 beds in 4 separate bedrooms, all with ensuite bathrooms and terrace or balcony and magnificient mountain views.
A cozy guest lounge with a fireplace and a separate entrance give the guests and the owners privacy as needed. Ski room, laundry room and outside parking complete the numerous amenities.
In the heart of the chalet, a spacious, bright open-kitchen/dining room brings guests and hosts together for meals and shared moments. The bay windows open onto the south facing terrasse and offer breathtaking mountain views. The modern kitchen with an island and bar is fully equipped to accomodate guests and family gathered around the great central table .
The house features a very efficient wood pellet heating, heated floors throughout the ground floor and excellent insulation in the entire property. The owners half of the chalet boasts 6 bedrooms, a large open living room with fireplace and gorgeous views, an office, two bathrooms, and ample storage.

Pralognan...