LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39102LDS73 Price: 2 160 000 EUR

agency fees to be paid by the seller

Les Saisies - The exceptional 5 bedroom duplex where alpine luxury meets fresh mountain air















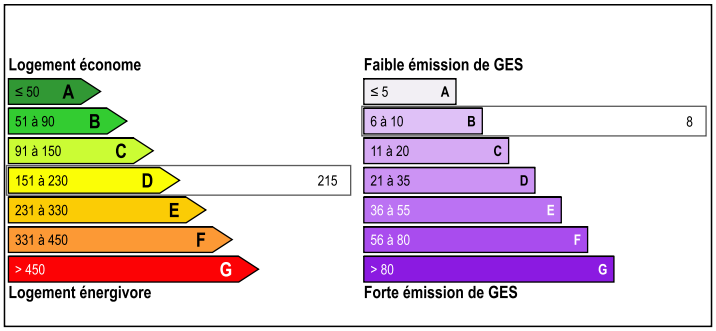
INFORMATION

Town:	Les Saisies
Department:	Savoie
Bed:	5
Bath:	4
Floor:	260 m2
Outside Space:	140 m2

IN BRIEF

Magnificent 260 m² duplex with a vast 140 m² panoramic terrace, located in a peaceful setting just steps from the ski slopes. Over 110 m² of living space, 5 bedrooms, premium amenities (fireplace, indoor pool, sauna, gym, concierge), private parking spaces, and irresistible Savoyard charm — all within an elegant, perfectly maintained residence.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39102LDS73 Price: 2 160 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2008 EUR**

NOTES

DESCRIPTION

From the moment you step inside, you will be captivated by the volume and brightness of this exceptional duplex. Its more than 110 m² living room, framed by large bay windows, offers a warm atmosphere and opens onto the surrounding nature. Extending onto a private 140 m² terrace, it becomes a true reception space — perfect for enjoying the sun and breathtaking Alpine scenery.

The property features 5 spacious bedrooms, ideal for hosting family and friends in absolute comfort. The residence offers exclusive facilities: heated indoor swimming pool, gym, sauna, concierge service, and lift. The finishes recall the charm of traditional chalets while offering a contemporary touch. You will also enjoy 5 private parking spaces, including 2 covered, to accommodate vehicles, motorbikes, and mountain equipment.

The lower level is designed for both privacy and practicality. It includes three spacious bedrooms:

• One of 17sqm with a Scandinavian-style shower and washbasin.

• A charming bunk-bed room (11sqm), also equipped with its own washbasin.

• A third double bedroom of approximately 12sqm, ideal for guests.

On this floor, you will also find a laundry room, an entrance hall with plenty of storage, a ski room with boot dryer, a shared bathroom, and a separate WC.

The upper level is dedicated to comfort and conviviality. It offers two bedrooms of over 17sqm each, each with its own bathroom:

• The master suite, which also includes an additional bunk-bed area, ideal for accommodating extra guests or children.

• A second double bedroom with en-suite facilities.

The same floor hosts the magnificent main living...