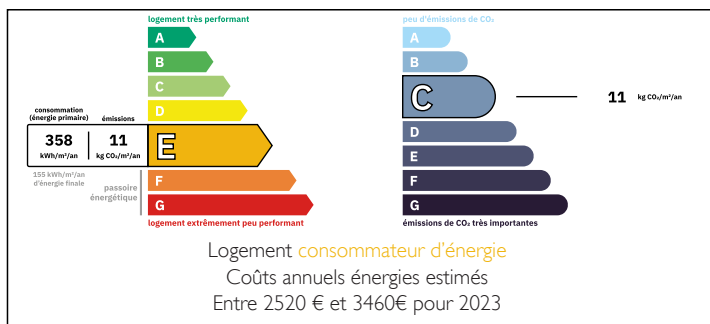


4 bedroom, 3 bathroom chalet with living space, balcony & fantastic views in Champagny en Vanoise, La Plagne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	4
Bath:	3
Floor:	93 m ²
Plot Size:	788 m ²

IN BRIEF

A fantastic opportunity to buy a chalet in Champagny-en-Vanoise, just five minutes from the ski lifts with access to the La Plagne, Paradiski area.

The property has four bedrooms: one double with en-suite on the ground floor, another double with en-suite upstairs, plus two twin rooms with a shared bathroom. The main level offers an open-plan kitchen, dining, and living area leading onto a terrace with stunning mountain views.

Communal parking is available right outside the chalet.

The chalet is also a 20 minutes drive to Courchevel and the 3 valleys ski area meaning there is easy access to 2 of the biggest ski areas in the world.

Located 20 minutes from the nearest train station. Approximate driving times: 2 hours from Geneva

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.



LOCAL TAXES

Taxe foncière: 1208 EUR

Taxe habitation: 1456 EUR

NOTES

DESCRIPTION

This cozy chalet in Champagny-en-Vanoise offers practical comfort and direct access to the Paradiski ski area, with more than 400 km of slopes linking La Plagne and Les Arcs. The location is also well-suited for summer activities such as hiking and cycling. The property is also just 20 minutes drive from Courchevel and the 3 valleys.

The layout is spread over 3 levels. On the ground floor there is a double bedroom with en-suite bathroom as well as an entrance / ski room and laundry. The 2nd floor has a second double bedroom with en-suite, plus two twin bedrooms that share a bathroom located in the corridor.

Between the two bedroom levels, the main living space includes an open-plan kitchen, dining, and living area. This room opens onto a terrace with wide, stunning mountain views.

Parking is available right outside the chalet and there is additional land around the chalet and this is shared with the immediate neighbour.

The chalet is a five-minute drive or short shuttle ride to the ski lifts, and is close to village services including shops and restaurants.

Travel links are convenient: about twenty minutes to the nearest train station, around two hours from Geneva and Lyon airports, and about one hour and ten minutes from Chambéry airport.

This property is well-suited as a family base in the Alps, a holiday home, or a rental investment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>