

Exceptional Ski-In/Ski-Out luxury piste-side chalet Alpe d'Huez. 8 ensuite bedrooms Hammam, cinema and Spa.

EXCLUSIVE

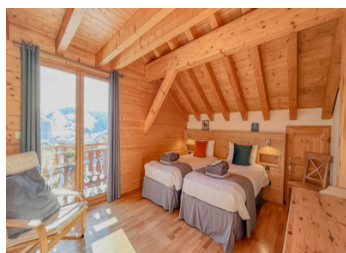
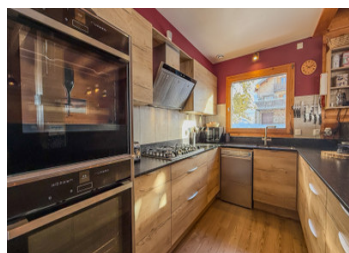


INFORMATION

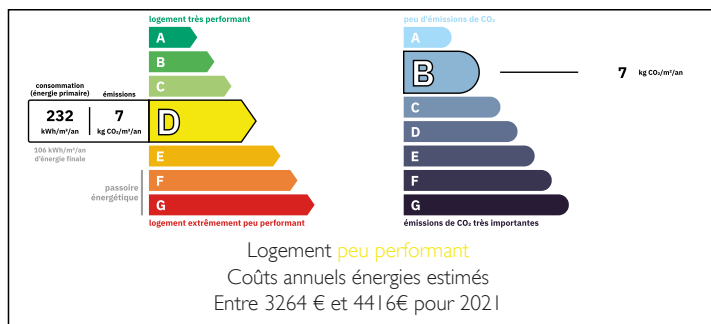
Town:	Huez
Department:	Isère
Bed:	8
Bath:	8
Floor:	240 m2
Plot Size:	900 m2

IN BRIEF

Positioned in the area known as the alltiport, one of the most sought-after locations in Alpe d'Huez, this superb chalet is an outstanding ski-in/ski-out residence offering an exceptional blend of contemporary alpine design, refined comfort and panoramic south-facing views. Designed and built in 2002 by Artru Architectures Grenoble, the chalet stands at 1870 metres and enjoys majestic vistas stretching towards Pic Blanc (3300m) and the surrounding massif de Grand Rousses. This prestigious property sleeps up to 18 guests and is perfectly suited as a private mountain retreat or a high-performing luxury rental asset in a resort renowned for year-round appeal.



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.



DESCRIPTION

A Prime Location in a World-Class Resort

Set in the heart of the Grandes Rousses massif, Alpe d'Huez is celebrated for its 250km of varied terrain, exceptional snow quality, and more than 300 days of sunshine each year—earning its nickname, "The Island in the Sun." From gentle beginner zones to iconic expert descents such as the 16km Sarenne, the resort offers one of the most complete ski experiences in the Alps.

In summer, Alpe d'Huez transforms into a vibrant alpine playground. Cyclists from around the world come to tackle the legendary 21 hairpin bends of the Tour de France, while hikers and mountain bikers enjoy an extensive lift network operating throughout July and August.

Chalet Namika has been thoughtfully designed to combine generous volumes, elegant contemporary styling and effortless functionality. Large picture windows and sliding doors ensure that natural light, mountain panoramas and year-round sunshine are central to the living experience.

Accommodation

- 7 beautifully appointed en-suite bedrooms, each with excellent storage, and two featuring private balconies with direct slope views.
- 8th bedroom/staff quarters with shower and WC, ideal for hosting or private use.

Living & Entertainment Spaces

- Expansive open-plan living and dining area with soft leather furnishings and a warm, welcoming atmosphere.
- Renovated professional-grade kitchen, perfectly equipped for hosting and catering.
- Generous south-facing sun terrace, an exceptional outdoor space for dining, relaxation and unforgettable views.
- Outdoor hot tub for indulgent après-ski moments.

Wellness & Leisure

- Private steam room (Hamam) on the lower ground floor.

LOCAL TAXES

Taxe foncière: 6173 EUR

Taxe habitation: 5183 EUR

NOTES