LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41670NDY38 Price: 2 650 000 EUR

agency fees to be paid by the seller

Exceptional Ski-In/Ski-Out piste-side chalet. 8 ensuite bedrooms, private spa, with panoramic mountain views.















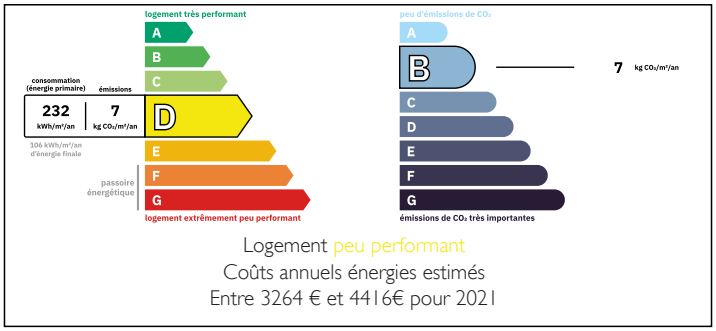
INFORMATION

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

IN BRIEF

Positioned in 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 a beautiful blend of contemporary alpine design, refined comfort and panoramic south-facing mountain views. The chalet stands at 1870 metres and enjoys majestic vistas stretching towards Pic Blanc (3300m) and the surrounding massif de Grand Rousses. This piste side property represents a compelling opportunity to acquire a substantial, beautifully equipped Alpine chalet in one of the French Alps' most internationally recognised ski resorts. Combining generous accommodation, direct access to the slopes, extensive leisure facilities and excellent potential for premium holiday rentals, it offers a particularly attractive proposition for discerning buyers seeking both a luxurious mountain retreat and a property with significant income-generating potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3264 € et 4416€ pour 2021

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:	**6173 EUR**
Taxe habitation:	**5183 EUR**

NOTES

DESCRIPTION

For buyers looking to maximise the value of their Alpine property investment, Chalet Namika offers an appealing combination of space, facilities and rental versatility. Its configuration is ideally suited to larger families, multi-generational gatherings, groups of friends and premium holiday guests, creating opportunities to enjoy the property personally while potentially generating attractive rental income when not in private use.

Alpe d'Huez — An Internationally Renowned Four-Season Destination
Set within the spectacular Grandes Rousses massif, Alpe d'Huez is one of the French Alps' most celebrated resorts. With approximately 250km of ski terrain, varied pistes for all abilities and more than 300 days of sunshine a year, it has earned its reputation as L'Île au Soleil — the Island in the Sun.

From extensive beginner areas to legendary descents such as the 16km Sarenne, the resort offers an exceptional skiing experience that attracts an international clientele. Its established reputation, extensive ski infrastructure and broad appeal make it a compelling destination for buyers considering the long-term desirability and rental prospects of an Alpine property.

Beyond the winter season, Alpe d'Huez enjoys a vibrant summer calendar. The legendary 21 hairpin bends of the Tour de France attract cycling enthusiasts from around the world, while hiking, mountain biking and the summer lift network provide further opportunities to explore the surrounding mountains.
This four-season appeal enhances Chalet Namika's versatility, offering the prospect of attracting guests beyond the traditional winter ski market.

Contemporary Alpine Living, Designed for Entertaining :

Chalet Namika has been thoughtfully designed to