LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42500DMD73 Price: 690 000 EUR

agency fees to be paid by the seller

In Champagny le Haut, between river and the forest, a large chalet with stunning views waits for a new life















INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	10
Bath:	1
Floor:	470 m2
Plot Size:	5300 m2

IN BRIEF

Located at an altitude of 1,450 meters and built on a 5,300 m² plot, 600 meters from the village of "Le Bois," this chalet offers approximately 470 m² of floor space spread over three levels A thoughtful renovation with the potential to create a 10-bedroom chalet with 10 bathrooms, a large living area with fireplace, a separate kitchen, and a wellness area will turn this diamond in the rough into a beautiful mountain retreat

You will appreciate the numerous openings that provide beautiful natural light and magnificent panoramic views of the mountains, the river, and the surrounding forest.

Traditional construction with exposed timber framework and four access points, two of which offer direct access to the cross-country ski trails passing just 5 meters from the chalet.

ENERGY - DPE

DPE not required.

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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NOTES

DESCRIPTION

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

Close to the main village yet wonderfully secluded, the Champagny-le-Haut valley combines a spectacular natural setting, characteristic of glacial valleys, with a landscape shaped by generations of human activity and adaptation .

With its proximity to Courchevel and its direct connection to la Plagne on one side and being one of the major access points for the famous Vanoise National Park on the other, the village boasts a year-round attraction that sets it apart from many of the big ski station in its vicinity.
In winter, the valley offers a vast nordic and cross-country skiing area with almost 30km of prepared and secured runs, snowshoe hiking trails, horseback riding and ski-joering, dog sled rentals and the famous ice climbing tower with regular competitions and events attracting large crowds.
The freeride and off- piste enthusiasts that dare the thrilling rides from the top of La Plagne , Roche de Mio and Bellecote summits, into the wide bowls and steep couloirs leading down into the valley all arrive at Champagny le Haut.
Free shuttle buses run every 5-10 minutes to bring them back in less than 6 minutes to the the main village and its connection with La Plagne and Les Arcs /Paradiski and its 430km of slopes. A short drive via Bozel (less than 30min) takes you to Courchevel and its access to...