LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42867NAD38 Price: 3 150 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (2 992 500 EUR without fees)

MAGNIFICENT CHALET - 7 BEDROOMS FOR SALE IN ALPE D HUEZ















INFORMATION

Town:	Huez
Department:	Isère
Bed:	7
Bath:	7
Floor:	306 m2
Plot Size:	520 m2

IN BRIEF

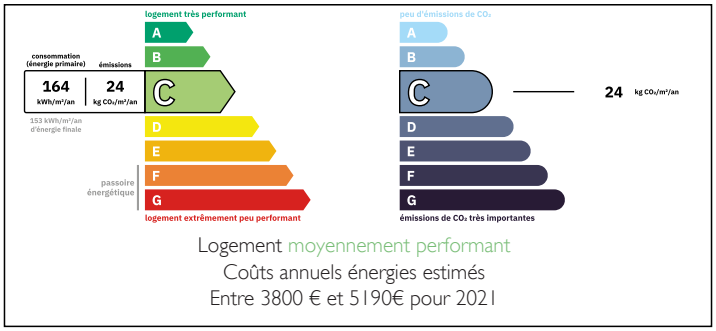
This chalet, 312 m2, set over three floors, on a 522 m2 plot, stands out for its spacious layout and abundant natural light.

The property offers an ideal living environment for large families or those seeking generous living spaces. The living room, with its fireplace, invites relaxation and convivial moments, opening onto a south-facing terrace.

The chalet is located just 75 meters from the "Alpe Express" ski lift, within easy walking distance of shops, restaurants, and bars.

This home also represents an excellent rental investment opportunity.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3800 € et 5190€ 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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NOTES

DESCRIPTION

Ground Floor:
- 1 garage
- 1 ski room
- 1 games room with lounge area and bar
- Boiler room
- 1 sauna

First Floor:
- Large kitchen with access to the terrace
- Living room with fireplace and access to the terrace
- one bedroom
- one bathroom
- one wc

Second Floor:
- 6 spacious bedrooms, each with its own en-suite bathroom and WC, including one with a mezzanine; all bedrooms have access to a balcony
1 bedroom with separate bathroom

Third Floor:
Loft with sleepin

Nestled in the heart of the Grandes Rousses mountain range, the resort of Alpe d'Huez captivates visitors with its exceptional sunshine and breathtaking panoramic views.

In winter, Alpe d'Huez unveils an outstanding ski area with over 250 km of slopes. Freeriding in the legendary couloirs of Pic Blanc, an XXL snowpark, rail tobogganing, paragliding, ice climbing, and snowmobiling are just some of the many activities on offer.

When summer arrives, Alpe d'Huez transforms without losing any of its magic. Snow-covered slopes give way to beautiful hiking trails and a true paradise for mountain biking enthusiasts.

High-altitude lakes, flower-filled alpine meadows, and 360° panoramic views set the scene for golf,