LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43214NDY38 Price: 420 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (400 000 EUR without fees)

Rare mountain chalet at the heart of the Ecrins National Park. Panoramic mountain views. 2,300m private land

EXCLUSIVE















INFORMATION

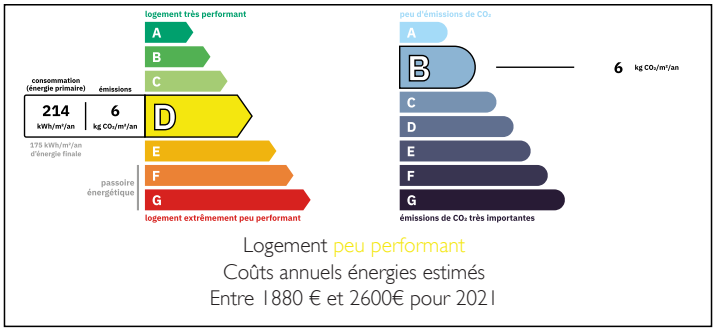
Town:	Saint-Christophe-en-Oisans
Department:	Isère
Bed:	4
Bath:	2
Floor:	98 m2
Plot Size:	2200 m2

IN BRIEF

Perched high on the sun facing side of the Véneon valley, at the heart of the Écrins National Park sits the village of St Christophe. Nestled on a peaceful mountainside above the village, this rare to the market detached Alpine chalet offers an exceptional natural setting with breathtaking panoramic views, surrounded by dramatic peaks, untouched forests and shimmering glaciers. A true paradise for climbing, alpinism and freeride skiing.

The property has recently undergone substantial renovations, but unfortunately the vendor has been unable to complete the project. Most of the major renovation works have been carried out, including a new roof with Velux windows, new quality glazing, internal insulation and external cladding, as well as many electrical and plumbing improvements.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1880 € et 2600€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**831 EUR**
Taxe habitation:	**798 EUR**

NOTES

DESCRIPTION

Surrounded by nature and set within over 2,300 m² of private land, the property enjoys complete tranquillity while remaining within easy reach of the village. Wildlife is part of the daily rhythm here – eagles circling overhead, chamois wandering the ridgelines, and the occasional wild boar or wolf passing through the valley. This is where adventures are born.

The chalet offers approximately 120 m² of habitable living space. The heart of the home is a bright and spacious open-plan living room and kitchen dining area. The original stone fireplace has been removed leaving the opportunity to install a modern more efficient wood or pellet burner. Large sliding glass doors flood the main areas with natural light and open onto an expansive L-shaped balcony, offering spectacular views of the surrounding glacial peaks and valleys. The four spacious bedrooms all enjoy beautiful mountain views, and the two newly renovated bathrooms, one on each floor, offer comfort and practicality for family and friends.
A tarmacked private driveway leads from the main road to the ground floor level, where we find a substantial 60 m² basement garage offering plentiful storage space for vehicles, tools and mountain equipment. This would make the ideal workshop space for a small business or could be renovated to provide a spacious spa, gym or wellbeing area to add that extra touch of luxury. The tarmacked driveway is particularly important during the winter period as it enables easy snow clearing with the use of motrised...