LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46217NDY38 Price: 485 000 EUR

agency fees to be paid by the seller

Modern 3-Bedroom, detached Alpine Chalet. Open plan living with spectacular panoramic mountain views.















INFORMATION

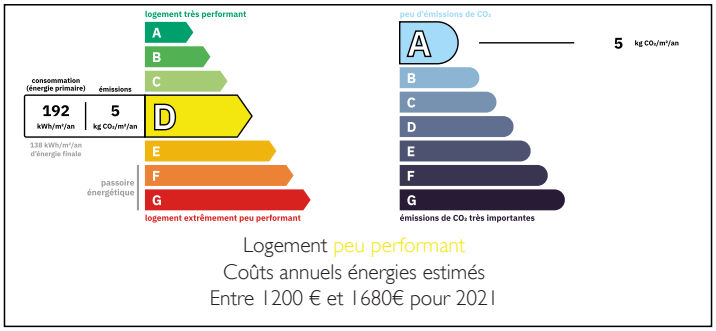
Town:	Mizoën
Department:	Isère
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	412 m2

IN BRIEF

Set in beautifully landscaped grounds with breathtaking panoramic mountain views, this highly desirable detached three-bedroom chalet offers contemporary alpine living in one of the most peaceful locations in the charming village of Mizoën. Tucked away from the main road behind a private electric gate, the property combines tranquillity, privacy and easy access to some of the French Alps' most renowned ski and cycling destinations. Les Deux Alpes is just a 10-minute drive away, while Alpe d'Huez is also within easy reach.

Built in 2009, the chalet has been thoughtfully designed to maximise space, light and comfort, with generous open-plan living areas complemented by private, relaxing spaces throughout. Whether you are looking for a permanent family home, a holiday retreat or an investment in the Alps, this property offers an exceptional lifestyle in every season. Skiing, mountain biking, hiking and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1200 € et 1680€ 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:	**1570 EUR**

NOTES

DESCRIPTION

Standing on a 412 m² plot, the chalet offers 109 m² of habitable living space and a total floor area of approximately 258 m² across three levels. The property is presented in excellent condition throughout and includes a spacious garage, private parking, landscaped terraced gardens and multiple outdoor entertaining areas. Part of the ground floor also offers excellent potential for conversion into a self-contained studio apartment, providing additional accommodation for family or guests.

Entering through the electric gates, the private driveway leads to the chalet and spacious garage with workshop, offering extensive storage for vehicles, bikes and ski equipment. This level also provides access to the rear garden, a sheltered terrace and a cosy snug. A double bedroom, dressing room and separate WC complete the ground floor accommodation, while the existing layout lends itself well to the creation of an independent guest suite if desired.

The first floor forms the heart of the home. A bright, open-plan living and dining area centres around a stylish pellet stove, creating a warm and welcoming atmosphere throughout the year. Large sliding glass doors open onto the covered front dining terrace, perfectly positioned to enjoy spectacular views towards the Les Deux Alpes ski area. To the rear, the living room extends onto a second elevated terrace overlooking the landscaped garden, creating a seamless connection between indoor and outdoor living. This floor also features a contemporary fitted kitchen and a modern shower room.

On the top floor are two charming alpine-style bedrooms...