LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46488JC05 Price: 3 800 000 EUR

agency fees to be paid by the seller

Luxury alpine property in Serre Chevalier, superb village location, with great income potential.















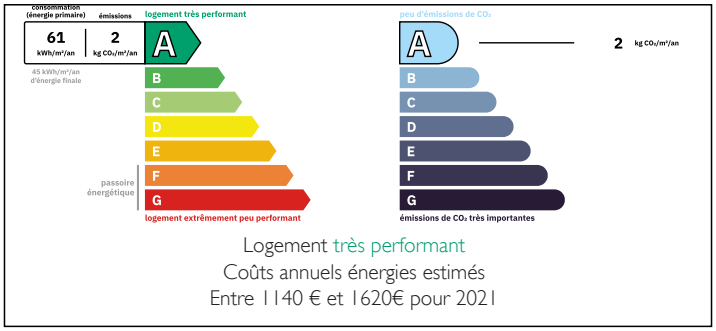
INFORMATION

Town:	La Salle-les-Alpes
Department:	Hautes-Alpes
Bed:	9
Bath:	9
Floor:	580 m2
Plot Size:	400 m2

IN BRIEF

Le Bez, Serre Chevalier, outstanding character property for sale. A further half of the building has yet to be finished, and will be done to the taste to the new owner.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1140 € et 1620€ 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.
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DESCRIPTION

Located in the centre of the hamlet of Le Bez in La Salle-les-Alpes, this chalet is a traditional stone building that has been semi-renovated to a high specification. The exterior has retained its original character, while the interior has been redesigned to offer modern comfort and style for up to 15 guests.

The property is comprised of...
Renovated chalet with 6 bedrooms
2 further floors to be renovated, making a private residence with 4 bedrooms.
Independant 2 bedroom lodge.
90 m glassed outbuilding which the owner had planned to convert in to swimming pool.
The first half of the renovation has included a complete overhaul of the heating system and insulation of the building which has resulted in the highest possible energy rating possible.

One half of the property has been transformed, and has already had a successful season of rentals, being managed by a local luxury chalet company. The other half (the upper floors) have yet to be finished. Plans and builders are ready to complete the necessary renovation, to the requirements of the future owners. Estimations and plans are available on request, as well as a comprehensive photo-file.

The property is arranged over several levels and offers six well-appointed bedrooms, all with king-size and queen-size beds and en-suite bathrooms. The living areas are generous and well laid out for groups and families:

A spacious, bright living and dining area connected to a fully equipped open-plan kitchen / bar.
A separate TV...

NOTES

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