LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47161NDY38 Price: 445 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (423 810 EUR without fees)

A rare-to-market mountain home in one of the French Alps' most authentic villages. A veritable Alpine Unicorn

EXCLUSIVE







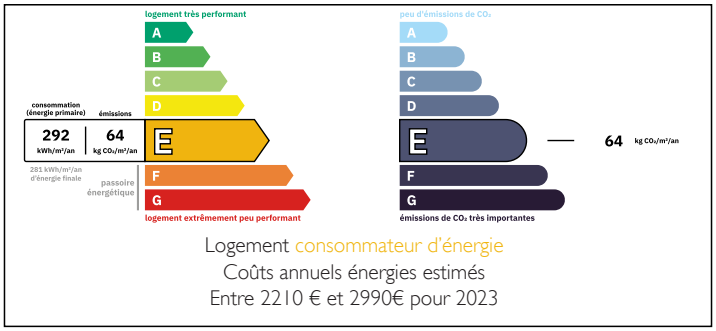








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2210 € et 2990€ pour 2023

INFORMATION

Town:	Les Deux Alpes
Department:	Isère
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	364 m2

IN BRIEF

Some properties are simply houses in the mountains. Others capture something much more elusive: a sense of place, a spectacular setting and the freedom to experience the mountains in every season. This is one of those rare properties, a veritable Alpine Unicorn.

Perched at the highest point of the historic village of Venosc, within the commune of Les Deux Alpes and on the very edge of the magnificent Écrins National Park, this charming mountain home offers an extraordinary combination of authenticity, sunshine, views and access to world-class outdoor pursuits.

With its elevated south-facing position, the house enjoys exceptional natural light throughout the year, while the elevated setting creates a spectacular panorama towards the legendary Muzelle Glacier — a view quite simply not available from elsewhere in the village.

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:	**1708 EUR**
Taxe habitation:	**1185 EUR**

NOTES

DESCRIPTION

The Property was built in 1997, the house occupies a 367m² plot with private parking and is arranged over three levels. The house has a habitable surface area of 72.23m2 and a total floor space of 123.23m2
The lower level provides excellent practical space, comprising a generous garage, food cellar and boiler room — invaluable features for a mountain property and ideal for storing skis, bikes and outdoor equipment.
The principal living level is bright, welcoming and wonderfully connected to its exceptional surroundings. A spacious south-facing living room is flooded with natural light, while the bright and generously proportioned fully equipped kitchen provides an inviting space for family meals and entertaining. A separate WC completes this level.
On the first floor are three generous bedrooms, two of which enjoy fabulous views towards the Muzelle Glacier, together with a spacious family bathroom incorporating a bath, shower and WC.

The house is presented in excellent condition and, importantly, has never been operated as a rental property. It has been cared for as a private mountain home — and that distinction is immediately apparent.

A Village Steeped in Alpine Heritage, Venosc is one of the best-preserved and most authentic mountain villages in the French Alps, retaining its traditional character, narrow lanes and historic Alpine architecture. Yet behind this timeless setting lies remarkably easy access to one of the Alps' major ski destinations. The village is connected by gondola directly to Les Deux Alpes, placing an extensive high-altitude ski area within easy reach...