



BEAUTIFULLY DESIGNED 10 BEDROOM CHALET  
(482M2) WITH SPA AND EXCEPTIONEL VIEWS.  
ONLY 100M FROM THE SKI LIFTS.



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## PROPERTY FACT FILE

REFERENCE	I 16426TRA38H
PRICE	€ 2,550,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	11
ACCOMMODATION	482 m <sup>2</sup>
LAND	1662 m <sup>2</sup>
TOWN	Vaujany
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

\*Price based on current exchange rate which is subject to change





- 482m2 habitable space
- 10 ensuite bedrooms
- Exceptional view
- Sold furnished
- 100m from Ski lifts

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New to the market, this is a once in a lifetime opportunity to take ownership of one of the best located chalets in the charming alpine village of Vaujany. This 482m2 south-facing mountain chalet offers a peaceful, picturesque setting - the sunsets have to be seen to be believed - yet all village amenities are still close at hand. Set over four

## DESCRIPTIF

Layout:

Ground Floor - private terrace, jacuzzi, sauna, games room, laundry and linen rooms, large garage (with ski and boot room) as well as independent two bedroom staff apartment.

1st Floor - reception area, large kitchen, south-facing dining balcony with wonderful views, two spacious lounge room/dining areas.

2nd Floor - landing, 6 ensuite bedrooms divided between an East and West wing.

3rd Floor - 4 ensuite bedrooms divided between an East and West wing.

Vaujany Village/Resort:

Vaujany is an authentic French alpine village before it's a resort. Yet still located within the ski domain of the sunniest resort of the French Alps. Benefiting from more than 300 days of glorious blue skies a year, you'll find Vaujany perched on a beautifully scenic slope in a corner of the Alpe d'Huez ski map. From the nursery slopes of Montfrais and Alpette, where those in the know retreat to during busier half-term weeks, to the more challenging terrain of the Pic Blanc glacier, the skiing region with its 250km of slopes has something for everyone.

The summer offers a vast range of activities - free tennis courts, mountain biking (the state of the art Telepherique runs during the summer months), archery, horse riding, sailing, windsurfing and stand up paddle boarding on the nearby dam, wonderful mountain hikes. Needless to say, with iconic Cols such as The Glandon, Croix de la Fer, Lauteret, Galibier and Alpe d'Huez within a day's ride, Vaujany when the snow

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/116426TRA38H>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

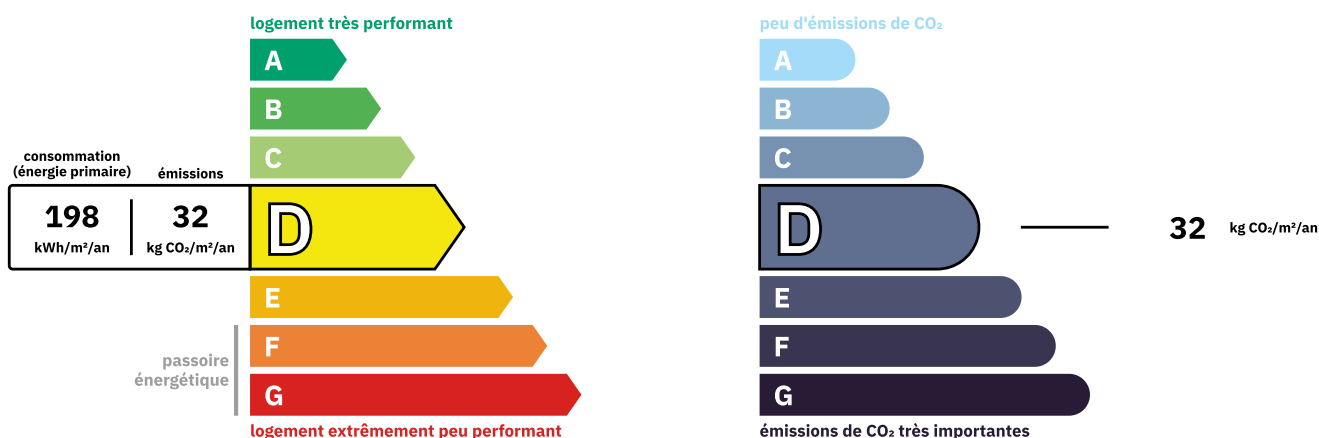
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**  
Estimated annual energy costs  
between 8150 € and 11110€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : 116426TRA38H  
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AND PHOTOS  
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