LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AN EXCEPTIONAL ALPINE RESIDENCE IN THE HEART OF LES DEUX ALPES. 11-BEDROOMS EACH WITH PRIVATE BATHROOMS & SPA.

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PROPERTY FACT FILE

REFERENCE	A10644
PRICE	€ 1,980,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	11
ACCOMMODATION	282 m²
LAND	519 m²
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Town property
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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





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- High Quality Bayrou Construction
- Excellent location
- 11 ensuite bedrooms
- Spa et Sauna
- Excellent rental potential

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A truly exceptional Alpine home for family, friends and generations to come
There are chalets that offer accommodation in the mountains, and then there are properties that become destinations in their own right. This traditional architect-designed chalet is one of the latter.



DESCRIPTION

From the moment you enter, the quality of the construction is immediately apparent. The chalet was built by Bayrou, one of the region's most respected chalet builders, with a reputation for outstanding craftsmanship and the use of substantial natural materials. Magnificent exposed timber beams and quality European larch — Mélèze — give the property its unmistakable Alpine identity, while the generous volumes create a feeling of warmth, permanence and understated grandeur.

This is the classic mountain chalet elevated to an altogether more substantial level.



At the heart of the chalet is a spectacular open-plan living and entertaining space.
The principal living floor brings together a generous sitting room centred around a wood-burning fireplace, an impressive dining area and a fully equipped professional kitchen. It is a space made for memorable occasions — long lunches after a morning on the mountain, family dinners around the table, après-ski drinks beside the fire and evenings that continue long after the last lift has closed. The perfect home for entertaining

The scale of the property means that entertaining a large group feels entirely natural, while the generous bedroom accommodation provides every guest with their own private ensuite retreat. The chalet's accommodation is particularly impressive.
Across the three floors are 11 spacious bedrooms, each with its own ensuite bathroom, or shower room, providing a level of accommodation rarely found in a private ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A10644
COMPLETE FILE AND PHOTO ON REQUEST

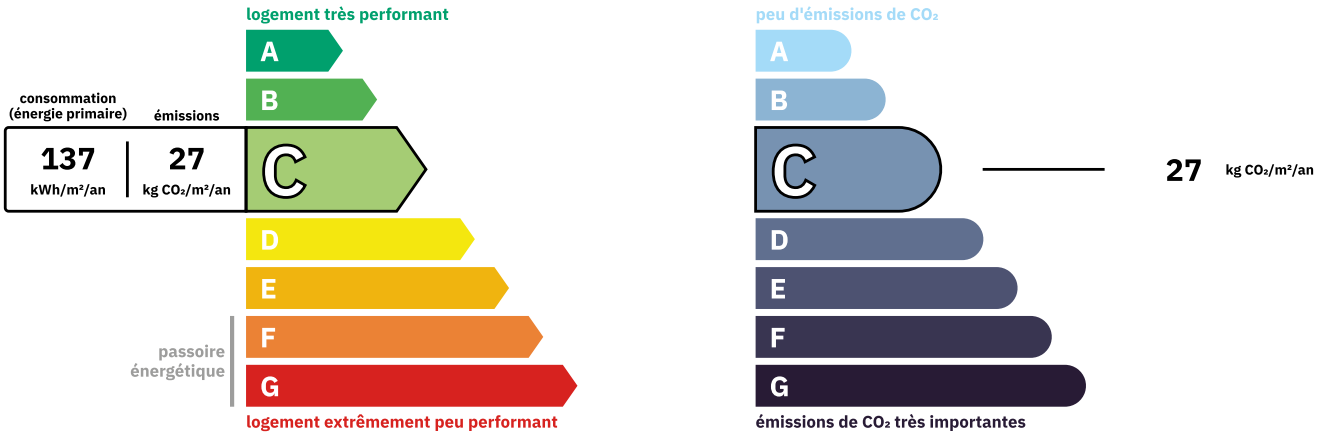
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3450 € and 4740€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A10644

FILE COMPLETE AND PHOTOS ON REQUEST

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