

INDEPENDENT CHALET, 2 SEPARATE ACCOMODATIONS (4 + 3 BEDROOMS), CHAMPAGNY, PARADISKI - GREAT RENTAL OPTION

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PROPERTY FACT FILE

REFERENCE	A37779SM73
PRICE	€ 1,699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	167 m²
LAND	281 m²
TOWN	Champagny-en-Vanoise
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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- 2 apartments, of 4 bedrooms & 3 bedrooms
- Each accomodation has its own parking and ski room
- Rental, investment and / or personal use
- Paradiski, La Plagne, Les Arcs and near 3 Valleys
- Amazing views from terraces and balconies

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Located in a quiet area, close to the heart of Champagny en Vanoise with direct access to Paradiski ski area (450 km of pistes), cross country tracks and close to the 3 valleys.
This 200m2 chalet is divided into 2 independent accomodations (4 and 3 bedrooms) with:



DESCRIPTION

Spacious independent chalet with two individual apartments in a peaceful setting close to the heart of Champagny-en-Vanoise. This attractive chalet offers a rare opportunity for either a large family home or a flexible rental investment.

The chalet is currently arranged as two independent apartments, with a total of 7 bedrooms, separate parking areas and outdoor spaces with spectacular views.

The village is known for its family-friendly atmosphere and direct access to the vast Paradiski ski area (La Plagne and Les Arcs), with 450 km of groomed pistes — 70% of which are above 2,000 m. For even more skiing, the world-renowned Courchevel and 3 Valleys resorts are just 14 km away, offering an additional 650 km of pistes.



In more detail, the main apartment comprises:

Level 0:

Large garage (15m²), plus ski storage with boot warmers and laundry area, with direct access to the apartment's entrance hall (6.36m²). The entrance hall includes storage space, as well as stairs leading to a level -1 usable storage area, games room or TV space (8.76m²).

Level 1:

Open-plan living and dining area (39m²) with a fully equipped kitchen, opening onto a large 46m² wrap-around terrace with east and south-facing aspects.

One double bedroom (7.93m²) and a separate shower room and WC.



Level 2:

Landing with access to a small attic. Two double bedrooms (9m² and 8m²) sharing a separate shower room and WC.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37779SM73

COMPLETE FILE AND PHOTO ON REQUEST

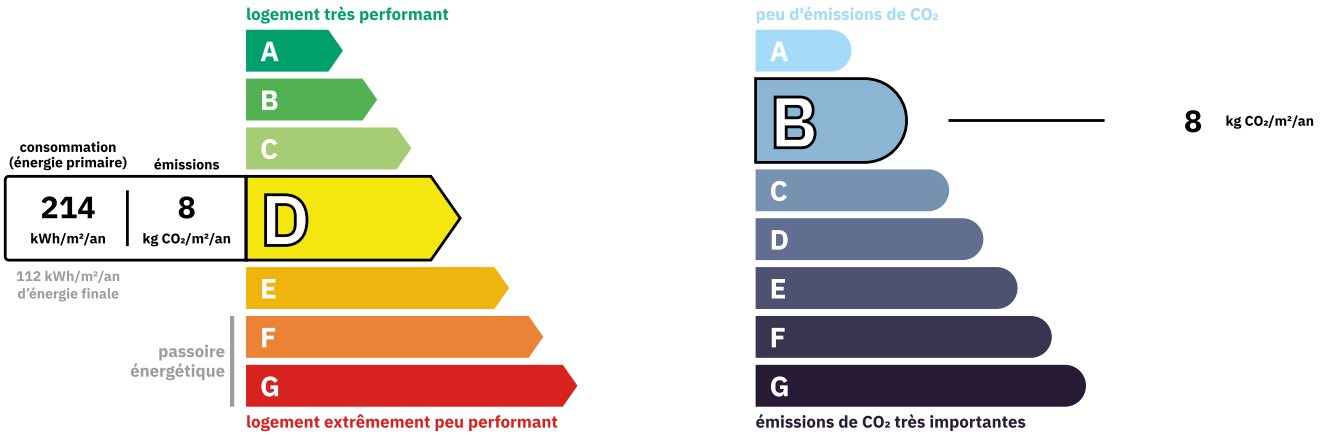
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2590 € and 3540€ 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.

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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

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