LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL SKI-IN/SKI-OUT PISTE-SIDE CHALET. 8 ENSUITE BEDROOMS, PRIVATE SPA, WITH PANORAMIC MOUNTAIN VIEWS.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A41670NDY38
PRICE	€ 2,650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	240 m²
LAND	900 m²
TOWN	Huez
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains drainage, Private parking, High speed internet

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





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- Ski to the door.
- 8 ensuite bedrooms
- Spa & Hamam
- Staff quarters & cinema room
- Parking for up to 5 vehicles

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Positioned in the Alltiport, one of the most sought-after locations in Alpe d'Huez, this superb chalet is an outstanding ski-in/ski-out residence offering a beautiful blend of contemporary alpine design, refined comfort and panoramic south-facing mountain views. The chalet stands at 1870 metres and enjoys majestic vistas stretching



DESCRIPTION

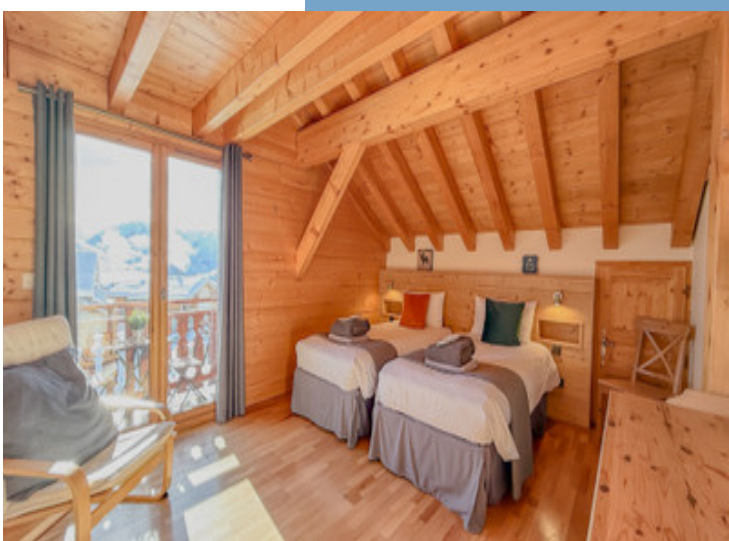
For buyers looking to maximise the value of their Alpine property investment, Chalet Namika offers an appealing combination of space, facilities and rental versatility. Its configuration is ideally suited to larger families, multi-generational gatherings, groups of friends and premium holiday guests, creating opportunities to enjoy the property personally while potentially generating attractive rental income when not in private use.



Alpe d'Huez — An Internationally Renowned Four-Season Destination
Set within the spectacular Grandes Rousses massif, Alpe d'Huez is one of the French Alps' most celebrated resorts. With approximately 250km of ski terrain, varied pistes for all abilities and more than 300 days of sunshine a year, it has earned its reputation as L'Île au Soleil — the Island in the Sun.

From extensive beginner areas to legendary descents such as the 16km Sarenne, the resort offers an exceptional skiing experience that attracts an international clientele. Its established reputation, extensive ski infrastructure and broad appeal make it a compelling destination for buyers considering the long-term desirability and rental prospects of an Alpine property.

Beyond the winter season, Alpe d'Huez enjoys a vibrant summer calendar. The legendary 21 hairpin bends of the Tour de France attract cycling enthusiasts from around the world, while hiking, mountain biking and the summer lift network provide further opportunities to explore the surrounding mountains.
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41670NDY38
COMPLETE FILE AND PHOTO ON REQUEST

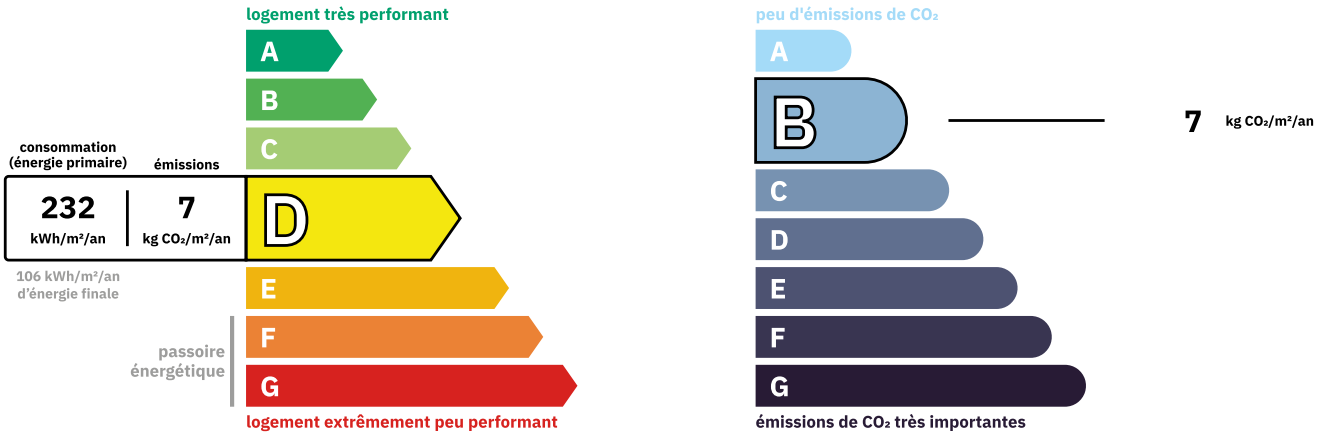
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3264 € and 4416€ 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 :A41670NDY38
FILE COMPLETE AND PHOTOS ON REQUEST

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