



FOR SALE – CHARMING 11-BED CHALET WITH
EXCEPTIONAL VIEWS, NEAR PARADISKI & THE
VANOISE NATIONAL PARK

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PROPERTY FACT FILE

REFERENCE	A43361M173
PRICE	€ 1,575,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	11
ACCOMMODATION	296 m ²
LAND	11 m ²
TOWN	Champagny-en-Vanoise
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private parking, Close to ski resort, Sauna

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

- Sold fully furnished & equipped, ready to operate
- 70 m² living & dining area with vaulted ceilings
- Wellness area with sauna and relaxation lounge
- Spacious sunny terrace with panoramic views
- Private parking & extensive private grounds

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Ref : A43361MJ73

A rare opportunity to acquire a turnkey alpine business in a truly exceptional setting, nestled in the preserved valley of Champagne-Le-Haut, in the gateway to the Vanoise National Park, & just 4 km from the ski resort of Champagny-en-Vanoise, Paradiski area offering 425 kms of groomed ski runs. This property offers a rare

DESCRIPTION

Measurements :

Ground Floor :

Entrance 1 = 2.12 m² + floor area < 1.80 m = 0.85 m²

Entrance 2 = 11.2 m² + floor area < 1.80 m = 1.9 m²

Laundry room 2.05 m²

Separate WC 1.2 m²

Bedroom 1, including shower room (shower & sink) 21.4 m²

Living & dining area 69.9 m²

Terrace 5.13 m²

Professional kitchen 14.88 m²

Technical room 5.37 m²

1st Floor :

Hallway 17.92 m²

Bedroom 2 = 12.69 m² + shower room (shower & sink) 2.24 m²

Bedroom 3 (with mezzanine) 12.8 m² + shower room (shower & sink) 1.7 m² + balcony 2.9 m²

Separate WC 1.08 m²

Bedroom 4 = 10.15 m² + shower room (shower & sink) 1.97 m²

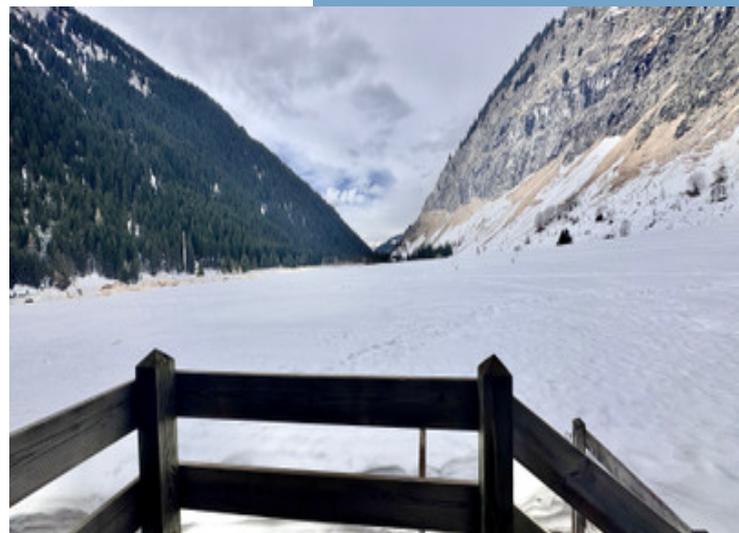
Bedroom 5 = 10.73 m² + shower room (shower & sink) 1.95 m²

Separate WC 1 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43361MJ73>

COMPLETE FILE AND PHOTO ON REQUEST

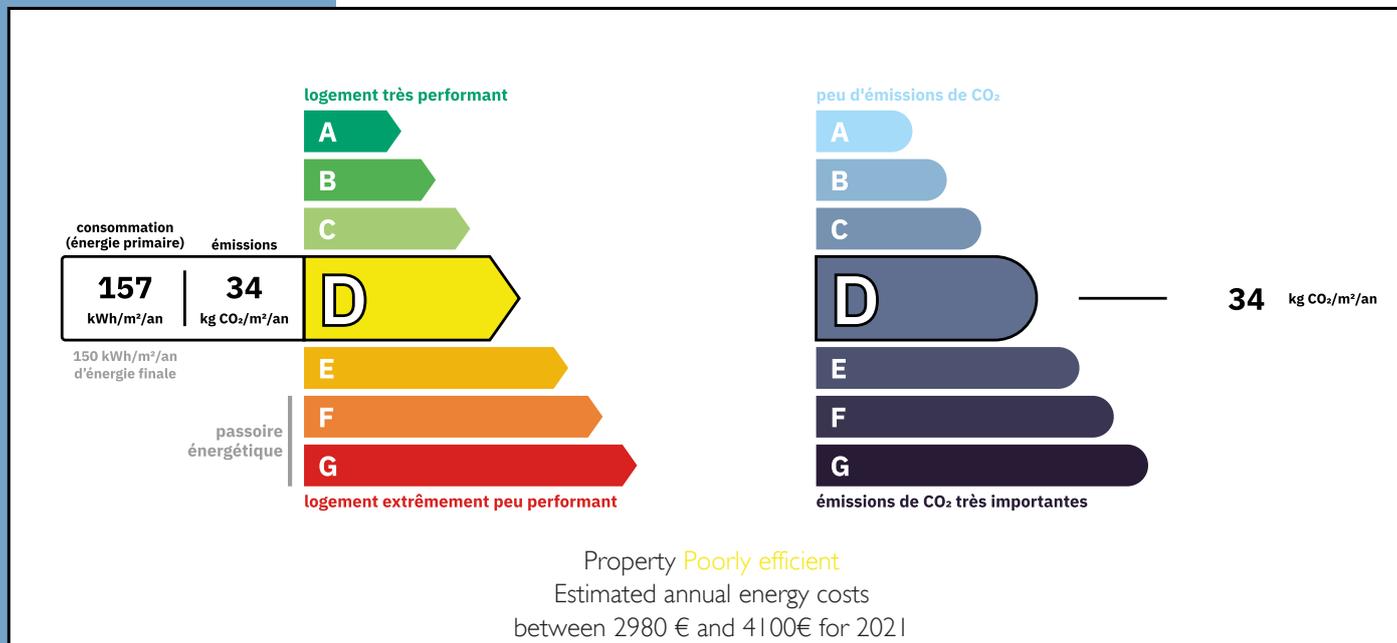


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

I: 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.

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 :A43361M73
FILE COMPLETE
AND PHOTOS
ON REQUEST

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