



CHARMING 11-BED CHALET WITH EXCEPTIONAL  
VIEWS, IN THE VANOISE NATIONAL PARK AND  
JUST 5 MINUTES FROM PARADISKI

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PROPERTY FACT FILE	
REFERENCE	A43361MJ73
PRICE	€ 1,575,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	296 m <sup>2</sup>
LAND	11 m <sup>2</sup>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- 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
- Year round destination, strong rental potential

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Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

With its proximity to Courchevel and direct connection to la Plagne

## DESCRIPTION

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

With its proximity to Courchevel and its direct connection to la Plagne on one side and being one of the major access points for the famous Vanoise National Park on the other, the village boasts a year-round attraction that sets it apart from many of the big ski stations in its vicinity.

The chalet has 11 bedrooms, each with its own shower room, making it perfectly suited for hosting groups or operating as a hospitality business. A dedicated wellness area includes a sauna, shower room with WC, & a relaxation lounge with direct outdoor access.

The heart of the chalet is an impressive 70 m² dining & living area with an open stone fireplace & authentic vaulted ceilings as well as a large, professional kitchen. The opening onto a sunny terrace offers breathtaking, unobstructed mountain views, including a picturesque waterfall, lush pastures and maybe an ibex or two.

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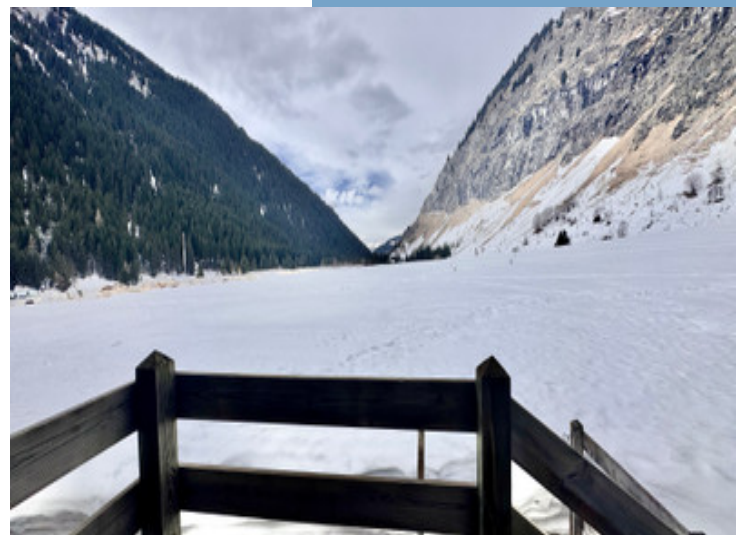
Close to the main village yet wonderfully secluded, the Champagny-le-Haut valley combines a spectacular natural setting, characteristic of glacial valleys, with a landscape shaped by generations of human activity and adaptation .

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

COMPLETE FILE AND PHOTO ON REQUEST

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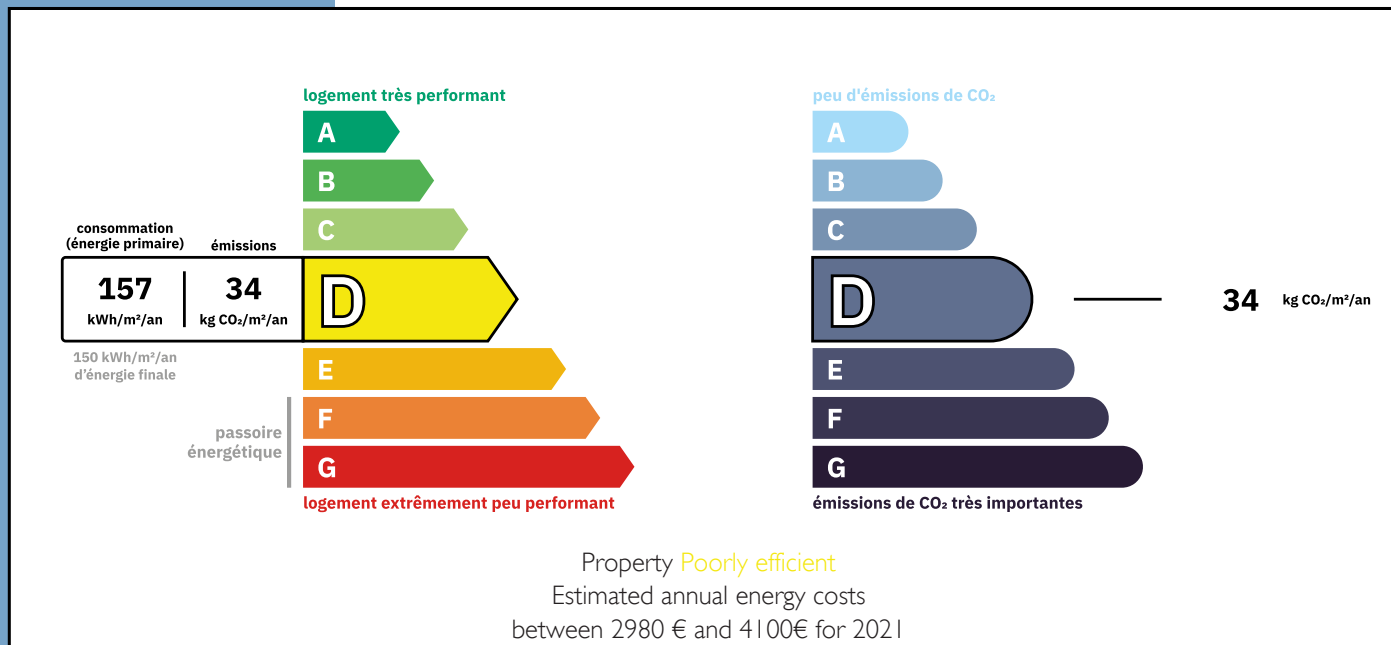


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A43361MJ73  
FILE COMPLETE  
AND PHOTOS  
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