

EXCEPTIONAL 9-BEDROOM CHALET WITH POOL & SPA – IDYLLIC SETTING & PROVEN BUSINESS POTENTIAL IN CHAMPAGNY

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PROPERTY FACT FILE

REFERENCE	A43768MJ73
PRICE	€ 2,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	325 m²
LAND	750 m²
TOWN	Champagny-en-Vanoise
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Sold fully furnished & equipped, ready to operate
- 78 m² living & dining area with stone fireplace
- Spacious sunny terrace with panoramic views
- Wellness area & extensive private grounds
- Private parking & authorized helicopter landing

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This gorgeous chalet has 9 bedrooms, all with a private Italian shower and WC, accommodating up to 20 guests,

A dedicated wellness area features a generous indoor heated swimming pool, sauna, steam room, separate WC, and lounge.



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.
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 .



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 station in its vicinity.
In winter, the valley offers a vast nordic and cross-country skiing area with almost 30km of prepared and secured runs, snowshoe hiking trails, horseback riding and ski-joering, dog sled rentals and the famous ice climbing tower with regular competitions and events attracting large crowds.
The freeride and off- piste enthusiasts that dare the thrilling rides from the top of La Plagne, the Roche de Mio and Bellecote summits, into the wide bowls and steep couloirs all arrive at Champagny le Haut. Free shuttle buses run every 5-10 minutes to bring them back in less than 6 minutes to the the main village and its connection with La Plagne and Les Arcs /Paradiski and its 430km of slopes. A short drive via Bozel (less than 30min) takes you to Courchevel and its access to the gigantiqu...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43768MJ73

COMPLETE FILE AND PHOTO ON REQUEST

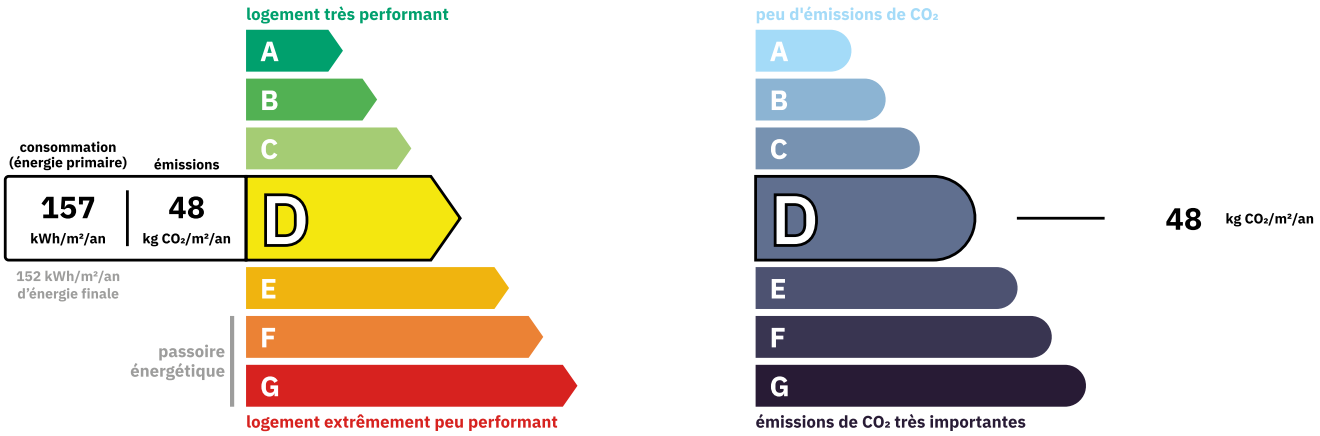
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6440 € and 8770€ for 2023

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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