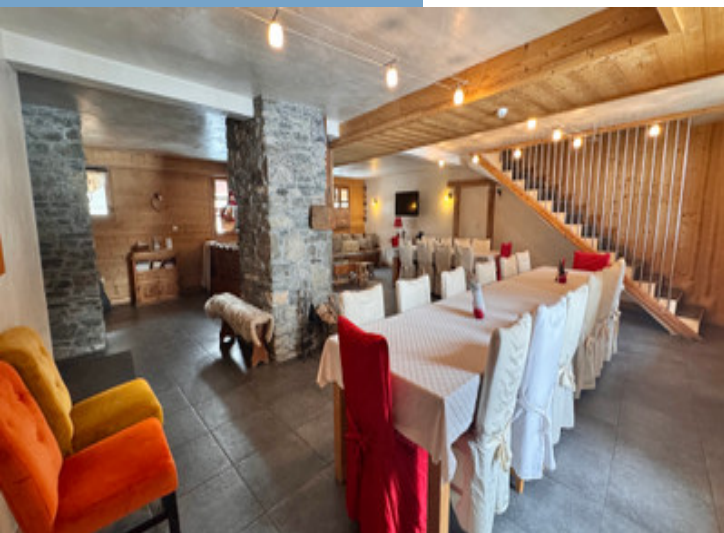




FOR SALE - A RARE ALPINE RETREAT IN AN
EXCEPTIONAL SETTING, READY TO OPERATE AS
A TURNKEY BUSINESS.

www.leggettprestige.com

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PROPERTY FACT FILE	
REFERENCE	A43768MJ73
PRICE	€ 2,500,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	8
ACCOMMODATION	325 m ²
LAND	0 m ²
TOWN	Champagny-en-Vanoise
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 & garage with ski room

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Nestled in the tranquil valley of Champagne-Le-Haut, at the entrance to the Vanoise National Park, and just 4 km from Champagny-en-Vanoise, Paradiski offers 425 km of groomed pistes.

This charming chalet has 8 bedrooms, including 3 with mezzanines,

DESCRIPTION

Ground floor:

Swimming pool 79.68 m²

Hamam 4.06 m²

Toilet 0.89 m² (1.15 m² <1.8m)

Sauna 2.67 m²

Hallway 5.88 m² (7.73 m² <1.8m)

Laundry room 2.1 m² (3.99 m² <1.8 m)

First bedroom 18.78 m² + Shower room with WC 3.08 m² (3.26 m² <1.8 m)

Level 1:

Living/dining room 69.05 m² (73.47 m² <1.8m)

Kitchen 15.63 m²

Toilet 2.79 m² (3.49 m² <1.8m)

Level 2:

Hallway 12.64 m²

2nd bedroom 10.89 m² + Shower room with WC 2.55 m² (2.67 m² <1.8m)

3rd bedroom 11.69 m² + Shower room with WC 2.86 m² (3.05 m² <1.8m)

4th bedroom with shower room & toilet 10.06 m² (20.78 m² <1.8 m)

5th bedroom 13.16 m² + Mezzanine (11.16 m² <1.8 m) + Shower room with toilet 3.33 m² (3.46 m² <1.8 m)

6th bedroom 14 m² + shower room & toilet 3.2 m² (3.34 m² <1.8m)

7th bedroom 12.88 m² (13.13 m² <1.8m) + Mezzanine (13.39 m² <1.8m) + Shower room with WC 3.49 m² (3.65 m² <1.8m)

8th Bedroom 16.36 m² + Shower room with WC 3.38 m² (3.51 m² <1.8m)

Total area >1.8m: 325.10 m²

Total floor area: 371.55 m²

Boiler room 8.15 m² <1.8m

Fuel tank room 18.99 m² <1.8m

Garage 22.91 m² <1.8m

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43768MJ73>

COMPLETE FILE AND PHOTO ON REQUEST

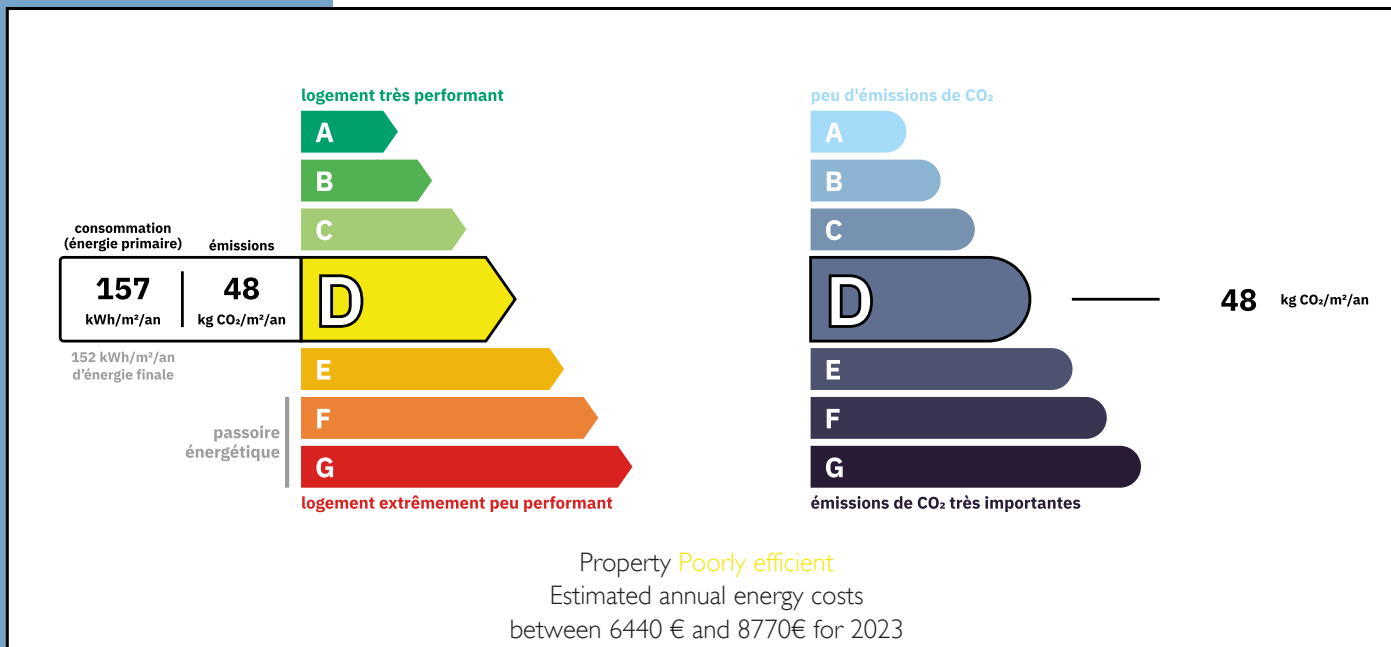


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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 :A43768MJ73
FILE COMPLETE
AND PHOTOS
ON REQUEST

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