LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# STUNNING 5-BEDROOM LAKEVIEW CHALET. A FABULOUS FUSION OF GLASS, WOOD AND STEEL. QUIET LOCATION CLOSE TO SKI.

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## PROPERTY FACT FILE

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| REFERENCE | A44454NAD38 |
| PRICE | € 800,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 3 |
| ACCOMMODATION | 182 m² |
| LAND | 700 m² |
| TOWN | Vaujany |
| DEPARTMENT | |
| LOCATION | |
| TYPE | Chalet, Ski Chalet |
| CONDITION | |
| FEATURES | Private parking, Close to ski resort, Mountain view |

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

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- Unique interior design
- Calme peaceful surroundings
- Private Parking
- Lake view
- 5 bedrooms , 3 bathrooms

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This unique chalet was built to the highest standards by the current owners in 2009, using as many locally sourced materials as possible. Set in a calme and peaceful location, this 158 m² chalet combines elegance and modern comfort, ideal for family and friends looking for rest and relaxation.



# DESCRIPTION

Access to the massive Alpe d'Huez ski area is only a short 4km drive to the nearest gondola in Allemond. If you prefer, you can also access this area via the cable car located in the center of the beautiful alpine village of Vaujany. Vaujany village is one of the richest communes in France and has invested in fabulous amenities for families with children including a world class ice rink and watersports center.

On the ground floor level, the chalet comprises a large open plan living space of cathedral proportions with a glass and steel walkway leading to the master bedroom. At one end we have a modern kitchen dining area and at the other end a more cosy-corner.



High windows and doors open onto the stone terrace and outdoor dining area. The architectural design has maximized the use of space and light creating a very bright and airy living area. At the center of the room there is a large pellet-burner. Combined with the underfloor gas central heating, this ensures maximum comfort and soft inviting warmth during the winter months.

An oak stairway leads up to the levels above. On the first half level we find two twin bedrooms, WC, and bathroom with corner bath and double washbasins.

On the next level we find the wonderful glass and steel walkway leading across the main living area to the master bedroom with ensuite shower room and wc.



Next level up we find the sauna, and another studio bedroom with ensuite shower and wc. This room has its own private outside access a...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44454NAD38

COMPLETE FILE AND PHOTO ON REQUEST

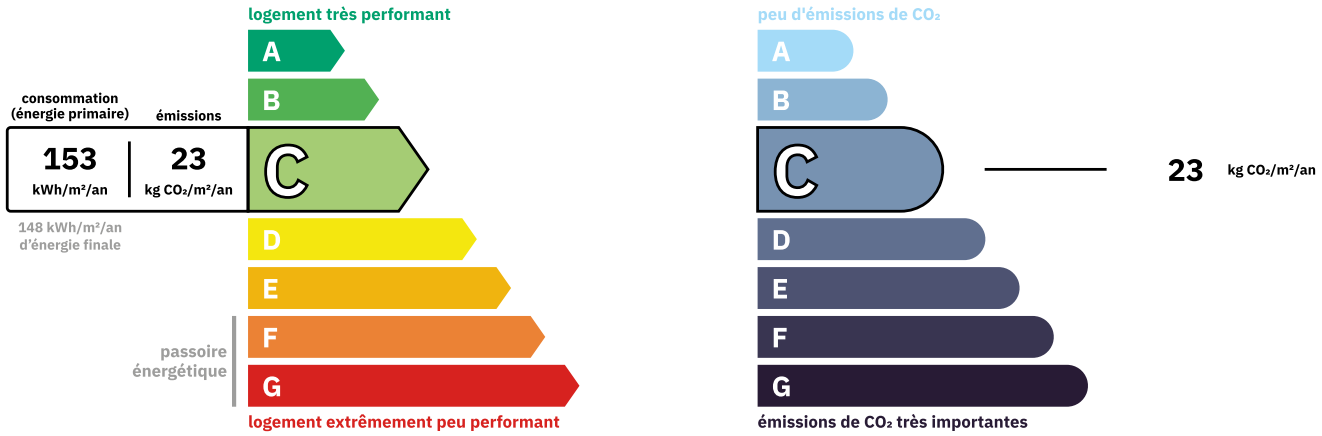
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2592 € and 3508€ for 2023

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# CONTACT

**Réf :A44454NAD38**
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