LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL ALPINE CHALET IN PRIME LOCATION WITH 5 LUXURY ENSUITE BEDROOMS AND PRIVATE WELLNESS AREA.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A45773NAD38
PRICE	€ 2,800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	6
ACCOMMODATION	236 m²
LAND	53 m²
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Village property
TYPE	Chalet, Ski Chalet
CONDITION	Good condition
FEATURES	Garage, Private parking, Sauna

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





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- Fabulous contemporary design
- 236m2 of high quality living space
- 5 luxury ensuite bedrooms
- Private wellness area with Sauna
- Private Terrace with jacuzzi and Mountain views

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A Rare Opportunity
A truly exceptional mountain home combining an enviable location, generous living spaces, five ensuite bedrooms, private wellness facilities and outstanding outdoor living. This outstanding 236 m² Alpine residence combining timeless mountain elegance, exceptional volumes

DESCRIPTION

A Sophisticated Alpine Retreat

From the moment you enter, the quality and scale of the property are immediately apparent. A generous reception hall provides a welcoming entrance and leads naturally to the chalet's principal living and leisure spaces.

The ground floor is home to a superb private wellness area, designed as the perfect sanctuary after a day in the mountains. A sauna, whirlpool bath and exercise bike create a dedicated space for relaxation and wellbeing, complemented by a separate WC.
Also on this level are a large garage, dedicated ski room and laundry room, providing all the practical facilities expected of a premium mountain residence.



Exceptional Living & Entertaining Spaces

The principal living level is truly impressive, defined by its exceptional proportions and striking cathedral-style ceilings. At its heart is a beautifully appointed, fully equipped designer kitchen, opening seamlessly into a magnificent open-plan living area. The generous volumes, natural light and sophisticated finishes create an impressive setting for entertaining, while remaining warm and inviting for relaxed family living.

Floor-to-ceiling sliding glass doors extend the living space outdoors, opening onto a superb sun terrace and framing views towards the pistes. A wood-burning stove adds warmth and character, creating the perfect atmosphere on winter evenings.
A charming mezzanine provides a more intimate retreat, furnished with comfortable sofas and bean bags — an ideal sp...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45773NAD38

COMPLETE FILE AND PHOTO ON REQUEST

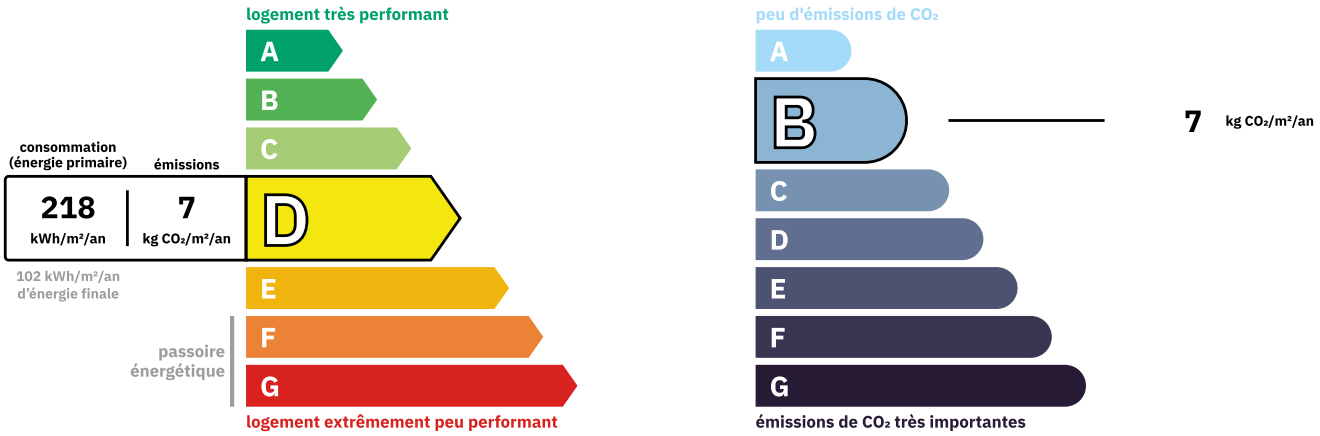
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3740 € and 5120€ for 2021

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

Réf :A45773NAD38

FILE COMPLETE AND PHOTOS ON REQUEST

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