

Beautifully designed 10 bedroom chalet (482m2) with Spa and exceptional views. Only 100m from the ski lifts.



## INFORMATION

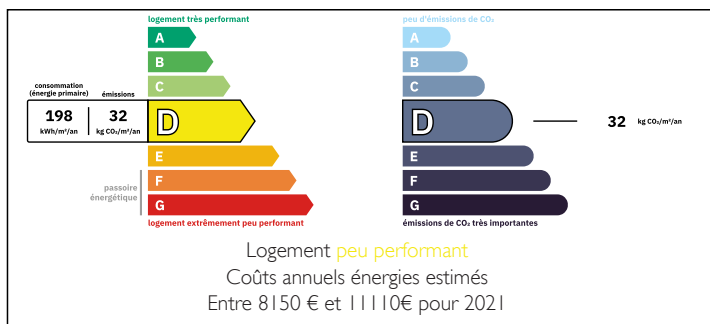
Town:	Vaujany
Department:	Isère
Bed:	12
Bath:	11
Floor:	482 m2
Plot Size:	1662 m2

## IN BRIEF

New to the market, this is a once in a lifetime opportunity to take ownership of one of the best located chalets in the charming alpine village of Vaujany. This 482m2 south-facing mountain chalet offers a peaceful, picturesque setting - the sunsets have to be seen to be believed - yet all village amenities are still close at hand. Set over four floors and featuring ten en-suite bedrooms, a spacious ergonomically designed kitchen, sauna, jacuzzi, games room, two large living and dining rooms, large garage and private parking. The chalet also includes a separate 2 bedroom staff apartment. The unique mirror-image design (East and West Wing) allows the chalet to be used equally well for two separate groups as well as for a single large party of guests.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Layout:

Ground Floor - private terrace, jacuzzi, sauna, games room, laundry and linen rooms, large garage (with ski and boot room) as well as independent two bedroom staff apartment.

1st Floor - reception area, large kitchen, south-facing dining balcony with wonderful views, two spacious lounge room/dining areas.

2nd Floor - landing, 6 ensuite bedrooms divided between an East and West wing.

3rd Floor - 4 ensuite bedrooms divided between an East and West wing.

## LOCAL TAXES

**Taxe foncière: 3337 EUR**

**Taxe habitation: EUR**

### Vaujany Village/Resort:

Vaujany is an authentic French alpine village before it's a resort. Yet still located within the ski domain of the sunniest resort of the French Alps. Benefiting from more than 300 days of glorious blue skies a year, you'll find Vaujany perched on a beautifully scenic slope in a corner of the Alpe d'Huez ski map. From the nursery slopes of Montfrais and Alpette, where those in the know retreat to during busier half-term weeks, to the more challenging terrain of the Pic Blanc glacier, the skiing region with its 250km of slopes has something for everyone.

The summer offers a vast range of activities - free tennis courts, mountain biking (the state of the art Telepherique runs during the summer months), archery, horse riding, sailing, windsurfing and stand up paddle boarding on the nearby dam, wonderful mountain hikes. Needless to say, with iconic Cols such as The Glandon, Croix de la Fer, Lauteret, Galibier and Alpe d'Huez within a day's ride, Vaujany when the snow melts is a cycling Mecca.

The village of Vaujany...

## NOTES