

Rare opportunity to purchase a fabulous 11 bedroom chalet at the heart of Les Deux Alpes.



## INFORMATION

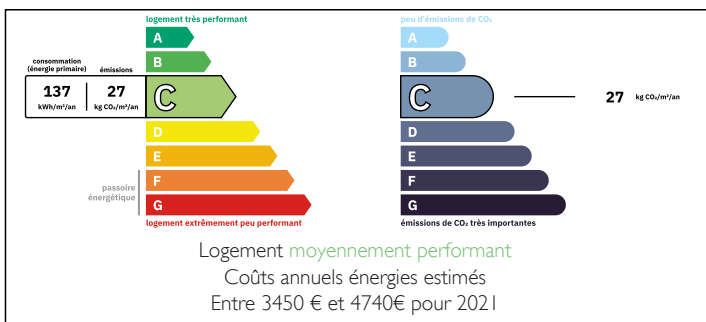
Town:	Les Deux Alpes
Department:	Isère
Bed:	11
Bath:	11
Floor:	282 m2
Plot Size:	200 m2

## IN BRIEF

This fabulous architect designed chalet was built by Bayrou one of the finest chalet builders in the region, renowned for their build quality and use of massive wooden beams and quality European Larch (Meleze) timbers. The chalet was designed to provide luxury accommodation for large groups however would also make a magnificent private residence. Located at the heart of Les Deux Alpes and close to the ski lift system the chalet has been the flagship chalet for an English tour operator since its construction in the early 2000's. The chalet has a habitable surface of 282m2 and a total usable floor surface are of 391m2 including the garage and reserve.

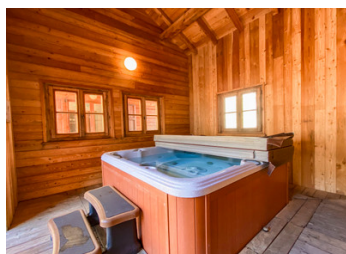


## ENERGY - DPE



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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

The chalet is built over three levels and has 11 bedrooms in total. On the ground floor the chalet comprises a large garage with enough space for three vehicles, a spacious ski store and locker room, sauna, 4 bedrooms with ensuite bathrooms and a boiler room. Two of these bedrooms are currently used for staff that live in, and two are for guests. The gas central heating boiler has recently been replaced and upgraded.

The first floor is where the main entrance to the chalet is located and comprises a spacious open plan sitting room with wood burning fireplace, dining area, and a fully equipped professional Kitchen. On this level there are two more guest bedrooms each with ensuite bathroom, one having a small outside terrace. The Spa room is also located on this level and opens up onto the outside terrace by raising the roller shutter door. For convenience there is a separate WC located next to the spa room.

On the upper level there are 5 spacious bedrooms each with ensuite bathroom and each featuring the classic massive chalet style roof beams.

This fantastic chalet sits beside its older sister Alexandre, who was initially bought and renovated by the current owner and is now also for sale. Both chalets are for sale separately or both can be sold as one complete unit. Both have been on long term rental and each can cater for up to 18 people. Being..

## LOCAL TAXES

**Taxe foncière: 4270 EUR**

**Taxe habitation: EUR**

## NOTES