

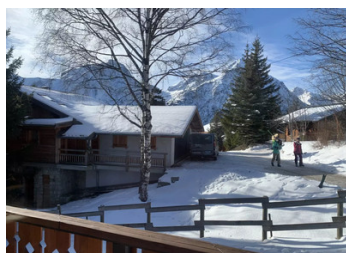
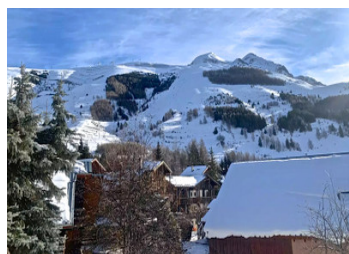
Picture perfect alpine ski chalet, fantastic mountain views, 200m from main skilift. Rare opportunity.



EXCLUSIVE

## INFORMATION

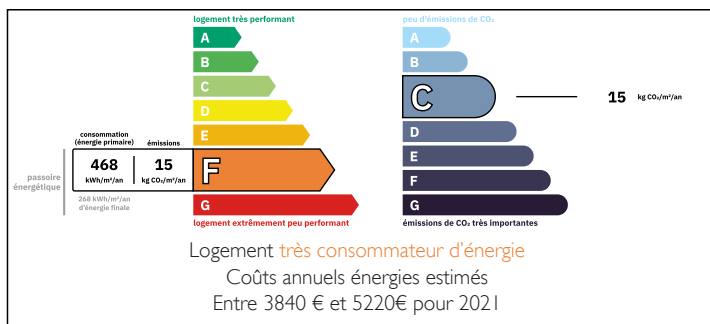
Town:	Les Deux Alpes
Department:	Isère
Bed:	6
Bath:	4
Floor:	212 m2
Plot Size:	610 m2



## IN BRIEF

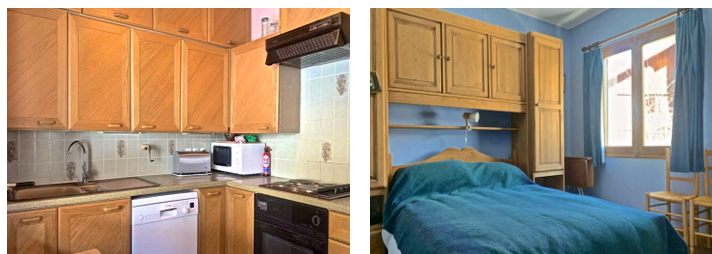
This classic chalet is now available for sale. Situated in a calm, picturesque location only 200m from the newly constructed Diable TMX ski lift, the chalet boasts breath-taking panoramic views of snow-capped glacial peaks, forests, and pristine slopes. The exterior showcases traditional alpine architecture, with its sloping roof, rustic wooden beams, and stone accents, blending harmoniously with the natural surroundings.

## 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

With a habitable space of 158 m<sup>2</sup> and a total floor space of 213m<sup>2</sup>, the inside greets you with a warm and welcoming atmosphere. The interior features a fusion of classic mountain style and cosy comfort. The main living area comprises a mix of wooden floors, stone open fireplace and wooden panelling creating a sense of rustic charm, while large windows allow an abundance of natural light to flood the living space. A well-appointed kitchen awaits, complete with appliances and ample countertop space, making it a pleasure for any culinary enthusiast to prepare delicious meals. Adjacent to the kitchen, a spacious dining area beckons for gatherings and memorable moments shared around the table.

The chalet offers ample space to accommodate family and friends, with 6 bedrooms and 2 bathrooms designed with functionality in mind. The chalet exudes a serene ambiance, providing a peaceful retreat after a day spent on the slopes. Some rooms feature traditional alpine décor, such as wooden furniture wooden panelling enhancing the chalet's cosy alpine charm.

The ground floor essentially serves as a separate 2-bedroom apartment, that can be accessed independently either for family or friends or as a generous source of rental income during peak season.

Indulge yourself in a relaxing and rejuvenating environment After an exhilarating day of skiing, snowboarding, or exploring the winter wonderland, or in the summer after a hard day on the mountain bike or hanging from a Via Ferrata. The chalet offers various amenities to...

## LOCAL TAXES

**Taxe foncière: 3121 EUR**

**Taxe habitation: EUR**

## NOTES