

Beautifully renovated 3-bedroom chalet with private garden and sun terrace. Leggett exclusive

EXCLUSIVE

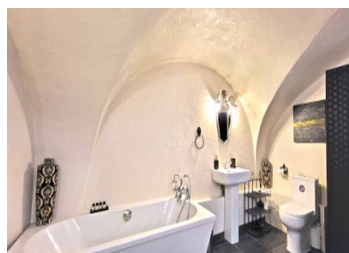
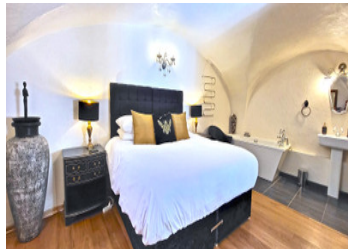
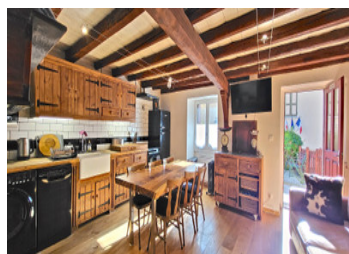


INFORMATION

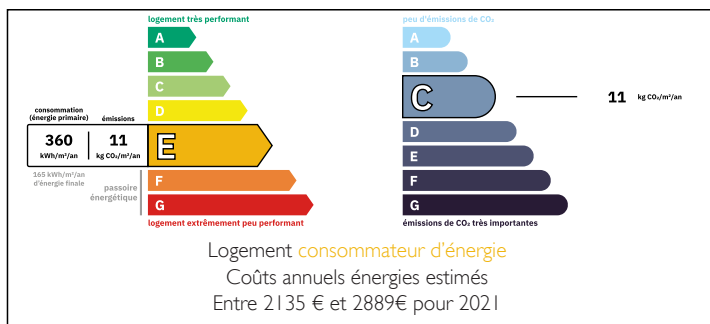
Town:	Les Deux Alpes
Department:	Isère
Bed:	3
Bath:	3
Floor:	127 m2
Plot Size:	60 m2

IN BRIEF

Chalet Pitu is a fabulous south facing stone-built house is located in the village of Venosc close to the centre and all amenities. The garden and sun terrace are a rare feature in this part of the village and provide a lovely outdoor space both winter and summer. The property has been beautifully renovated to provide two separate apartments with independent entrances however it can be equally functional as one large family home ideal for hosting friends in this little corner of alpine paradise. Venosc village is situated on the edge of the Ecrins National Park, a veritable jewel in the crown for extreme sports enthusiasts, such as Skiers, Cyclists, Climbers, Mountain Bikers, Speed Flyers and Paragliders.

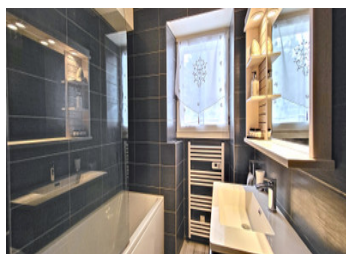
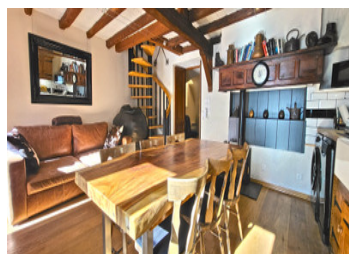


ENERGY - DPE



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

Chalet Pitu is built over three levels and comprises on the ground floor level; the main entrance opening onto a fabulous well-appointed farmhouse kitchen with wood-burner and a beautiful vaulted bedroom with ensuite bathroom.

A spiral staircase leads from the kitchen to the first floor where we find a bright and very spacious south facing bedroom, bathroom, WC, and storage area. Also on this level, we find the second entrance mainly used for the apartment located on the second floor and the utility area for cycles and outdoor equipment.

A wooden staircase leads from the entrance hallway to the second floor where we find the second kitchen, bathroom and the attic style master bedroom. Sliding patio doors opening onto the balcony with superb mountain views, ideal for enjoying a chilled glass of bubbly at the end of a hard days riding or skiing.

The house is situated in an area of the village where it is still possible to drive to the door. It is undoubtedly a house that you could easily fall in love with due to its location, character and unique layout. It has exceptional rental potential due to its location close to the Gondola linking to the main ski resort of Les Deux Alpes and also the ease of access to the many famous cycling routes of the Oisans.

LOCAL TAXES

Taxe foncière: 2011 EUR

Taxe habitation: EUR

NOTES

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