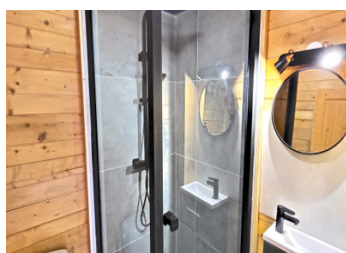
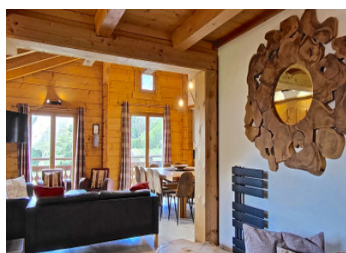


Rare to the market, 7 bedroom Ski / Cycling chalet with stunning views and ringside seat for the TDF.

## EXCLUSIVE



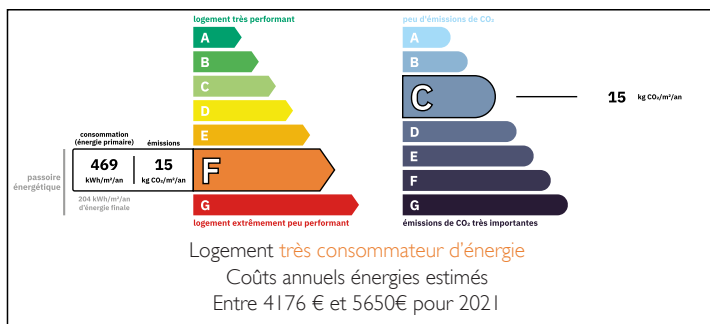
## INFORMATION

Town:	Huez
Department:	Isère
Bed:	7
Bath:	6
Floor:	149 m2
Plot Size:	40 m2

## IN BRIEF

Rare to the market this desirable mountain chalet is an absolute dream for both winter and summer sports enthusiasts! Its location, close to the slopes and with stunning views, is a major attraction. With 7 bedrooms, including 5 ensuite, it's perfect for accommodating families and large groups of skiers or cyclists. The communal areas are well designed for relaxation and socializing, with a spacious dining area for après-ski or après-cycle gatherings. Those extra touches of luxury like the hot tub and sauna, are perfect for unwinding after a day of exhilarating activities. The views from the two balconies are simply stunning and undoubtedly the best in Alpe D'Huez, especially the one with a fabulous hot tub - much needed for the tired muscles after an energetic day of sports. The games/snug room adds another layer of...

## 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

The chalet comprises on the ground floor a spacious entrance hallway with bike hangers, boot dryers and a sauna, a fully equipped modern open plan kitchen, a dining area with large table, a double bedroom with ensuite, a lounge area with comfy chairs, a separate chill out sitting area and leading from this a second spacious bedroom with ensuite facilities. The chalet has two large south facing balconies both of them accessible from the main living area. An external staircase leads us down to the lower balcony where we find the Jacuzzi with its amazing views. The boot dryers are a welcome addition, ensuring comfort for the next day's adventures.

An internal staircase leads down to the lower floor level where we find two ensuite bedrooms and another two bedrooms with shared bathroom.

The upper floor comprises; the snug room, a separate bathroom and attic style bedroom.

For cycling enthusiasts, the chalet offers a front-row seat for the incredible experience of watching Tour de France that comes to town every two years. The energy and excitement of such a prestigious event is palpable. Even in the years when the Tour doesn't pass through Alpe d'Huez, the allure of the iconic cycling routes in the area draws thousands of cyclists seeking to test their mettle on the legendary climb. With its location so close to the heart of cycling history, the chalet is a sought-after destination for cycling enthusiasts from around the...

## LOCAL TAXES

**Taxe foncière: 5407 EUR**

**Taxe habitation: EUR**

## NOTES