

Modern Alpine villa 209m2 with Pool. Spacious, secluded & Ideally Located for Ski and road cycling.

EXCLUSIVE



## INFORMATION

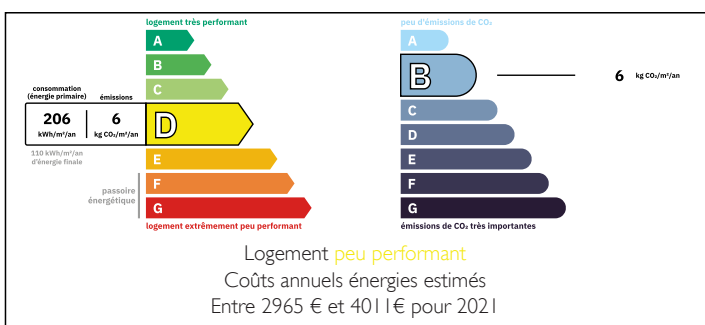
Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	3
Floor:	209 m2
Plot Size:	2690 m2

## IN BRIEF

This beautiful modern villa offers 209 m<sup>2</sup> of light-filled living space, thoughtfully designed for comfort and functionality. It comprises a fully equipped kitchen, a generous lounge and dining area, four bedrooms (one with ensuite shower room), a master bedroom with dressing room and ensuite shower room, a separate bathroom and a practical laundry room. A car-port, woodstore and garage complete the package for the ideal family home or rental investment property.

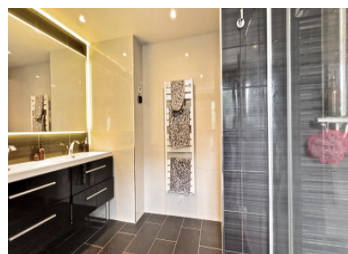
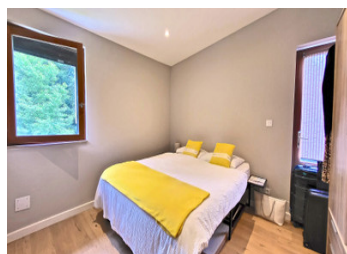


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Set on a generous 2,690 m<sup>2</sup> plot, the property boasts a large private swimming pool and a spacious terrace perfect for outdoor dining and entertaining. The setting is peaceful and secluded, offering calm and privacy while remaining well-connected.

Located at the heart of Alpine cycling country and just 10 minutes from the Allemond ski lift to Alpe d'Huez, this villa offers exceptional rental potential year-round, whether for winter sports enthusiasts or summer cyclists.

A rare opportunity to acquire a beautifully appointed, modern mountain home in a highly sought-after location.

Main surface details:

Lounge / Kitchen - 44.5m<sup>2</sup>

Dining room – 17.3m<sup>2</sup>

Storage room – 8.3m<sup>2</sup>

Hallway – 5.30m<sup>2</sup>

Laundry room – 4.6m<sup>2</sup>

Bedroom 1 – 21.9m<sup>2</sup>

Bedroom 2 – 13.3m<sup>2</sup>

Bedroom 3 - 12.1m<sup>2</sup>

Bedroom 4 - 11.3m<sup>2</sup>

Bathroom – 5.5m<sup>2</sup>

Ensuite bed 1 ...