

Fabulous open plan chalet in a private setting located in prized hamlet only 4km from Les 2 Alpes

## EXCLUSIVE

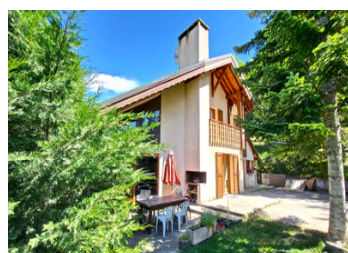
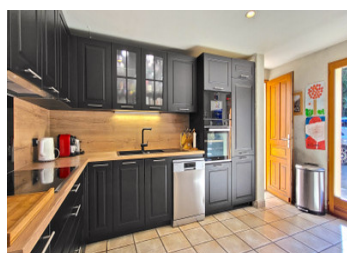
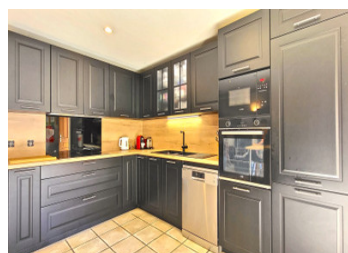


## INFORMATION

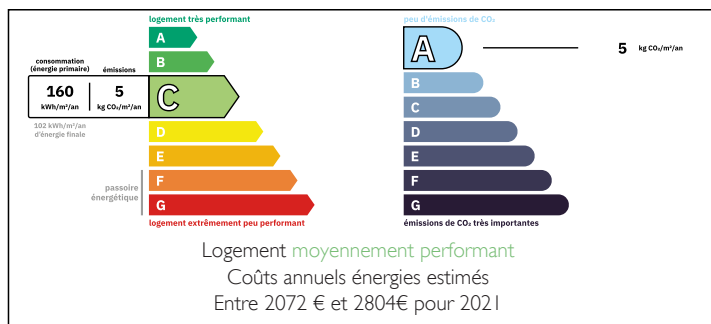
Town:	Les Deux Alpes
Department:	Isère
Bed:	5
Bath:	2
Floor:	252 m2
Plot Size:	1235 m2

## IN BRIEF

This lovely chalet was built in 1992 and has a habitable surface of 207m2 with a total floor space of 252m2. It sits on a plot of land 1235m2 offering a large private garden surrounded by mature trees. Proximity to the main ski station is a key feature being only 4km by road, a short 5 min drive to access the main lift system including the new Jandri S3 high speed telecabin leading to the glacier, the largest of its kind in the world opening in December 2024. Alternatively, you can drive 1.3km to the nearest chairlift located in Mont de Lans village which offers free travel to the main resort summer and winter whenever the station is open. There is however a free ski bus in the winter.



## 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

On the ground floor the chalet design is open bright and spacious and is made up of three distinct zones, a kitchen, a dining area and a lounge area providing a highly practical open plan living space. A new kitchen has recently been fitted as well as a modern thermal heat pump to provide the central heating for the whole house. This can be topped if required by the log burning fireplace opening onto the lounge area. Also on the ground floor we have a separate WC, a bathroom, bedroom and internal access to the laundry room, heating system and the garage.

On climbing the stairs, we find an open mezzanine office space looking down over the main living area and with a large window overlooking the play area and fields to the rear of the chalet. Moving on we find the second bathroom and three spacious double bedrooms, each of which has plenty of storage space. The master bedroom has its own private balcony overlooking the garden.

On the second floor we find the attic bedroom that currently serves as a gym / training room as well as a storage area for equipment.

To the exterior of the house a driveway leads us onto the parking area in front of the house that can easily accommodate 6 cars. The garage provides the perfect cover from the heavy snowfalls experienced during the winter time.

This bright and spacious chalet offers all of the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES