

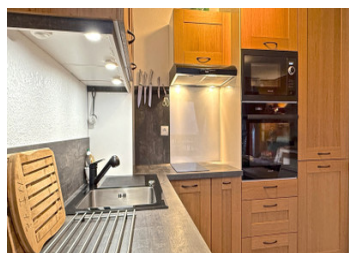
Charming, well appointed, 2 bed + cabin duplex with stunning mountain views. Close to all amenities

## EXCLUSIVE



## INFORMATION

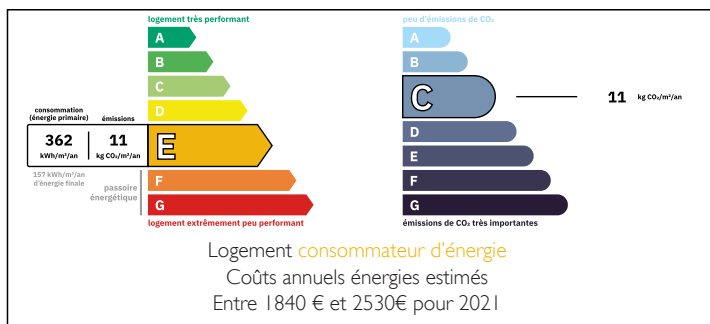
Town:	Vaujany
Department:	Isère
Bed:	3
Bath:	1
Floor:	66 m2
Outside Space:	9 m2



## IN BRIEF

Discover this beautiful 2-bedroom duplex with a cabin room, perfectly nestled in Le Chalet Du Verney residence. Located in the area Le Caroux next to the Place de La Fare this property offers easy access to the main ski lift system and cable car to Alpe d'Huez, making it an ideal mountain retreat or investment opportunity. Sold in full opwnership with no leaseback or management contract

## 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

### Property Highlights:

- 68m<sup>2</sup> of stylish living space with a spacious balcony boasting uninterrupted views over the village, the La Fare waterfall, and the Oisans Valley.
- Recently renovated interiors, including a brand-new modern bathroom.
- Bright and airy open-plan living area with a fully equipped kitchen, dining space, and sliding glass doors leading to the balcony—perfect for summer barbecues and sunset aperitifs.
- Two generously sized bedrooms on the upper level, both offering breathtaking mountain views.
- Additional cabin room with built-in bunk beds—perfect for children or extra guests.
- Private covered parking in the garage plus an additional outdoor parking space.
- Large private cellar—ideal for ski equipment and rental storage.

### Prime Location & Investment Potential

This duplex is in excellent move-in condition and has a strong rental history, making it an attractive investment for buyers. Its prime position near Place de La Fare ensures convenient access to restaurants, bars, supermarkets, and ski hire shops.

The south/southeast-facing balcony guarantees maximum sunlight throughout the day, even later in the evening, thanks to its elevated position in the village.

Whether you're looking for a cozy family retreat or a rental property, this rare gem in Vaujany offers outstanding value and lifestyle benefits.

Don't miss this opportunity—schedule a viewing today!

Co-owner Charges - 1304 €

Taxe Foncière - 866€

Taxe d'Habitation - 303€

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Co-owned building of 4 units

Provisional annual charges: 1304€

## LOCAL TAXES

Taxe foncière: 866 EUR

Taxe habitation: EUR

## NOTES