

5-Bedroom Chalet with Spa, Pool, Outdoor Jacuzzi in Champagny, Paradiski ski area, 10km to 3 Valleys ski area



INFORMATION

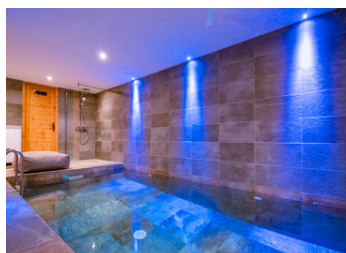
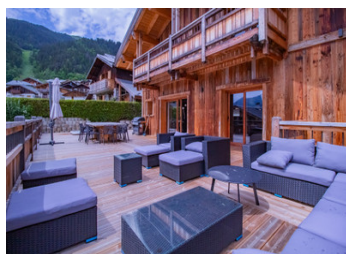
Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	5
Bath:	4
Floor:	266 m2
Plot Size:	349 m2

IN BRIEF

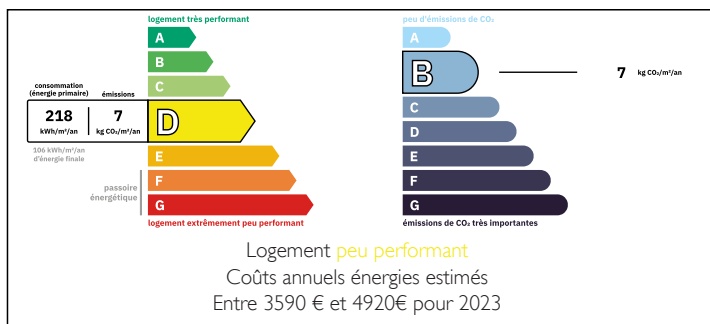
This stunning alpine chalet, offering 266 m² of living space, is ideally located in the heart of Champagny-la-Vanoise. It features five bedrooms, including two master suites with open shower rooms, plus two additional double bedrooms on the same level.

The main living floor boasts a cozy lounge with a wood-burning fireplace and breathtaking panoramic views. It opens onto a fully equipped kitchen and a spacious dining area. A large outdoor terrace with a jacuzzi offers the perfect setting.

Additional highlights include a dedicated "chill-out" area with a pool table and a complete spa featuring a heated swimming pool, sauna, and bar area.

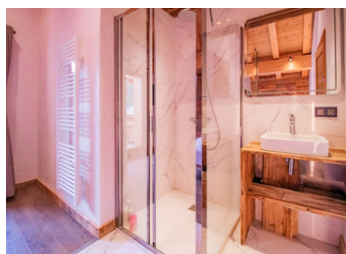
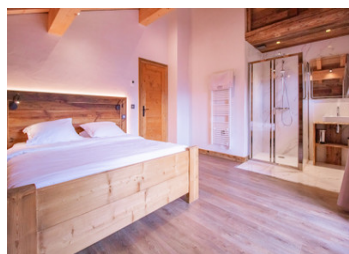


ENERGY - DPE



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

It is composed :

Lower ground level :

Chill-out zone with pool table and lounge area

Guest WC

Garage

Ski room with heated boot racks

Higher ground level :

Open-plan kitchen leading to a dining area : 58 m²

Living room with wood-burning stove and stunning views

Sleeping area for children

Small bunk room : 5 m²

Guest WC

Family bathroom

LOCAL TAXES

Taxe foncière: 902 EUR

Taxe habitation: EUR

NOTES

Level I :

Master Suite 1 – with open shower and private balcony : 19 m²

Master Suite 2 – with open shower and private balcony : 17 m²

Double Bedroom 1 : 11 m²,

Double Bedroom 2 : 8 m²,

Separate WC

Shared bathroom

Level -I:

Spa (57 m²) area with:

Heated indoor swimming pool

Sauna

Bar

WC

Nestled in the heart of the French Alps, Champagny-en-Vanoise is a picturesque village located in the Savoie department, within the Auvergne-Rhône-Alpes region. Surrounded by stunning mountain landscapes, this idyllic village offers an exceptional natural setting.

Champagny-en-Vanoise is part of the world-renowned Paradiski ski area—one of the