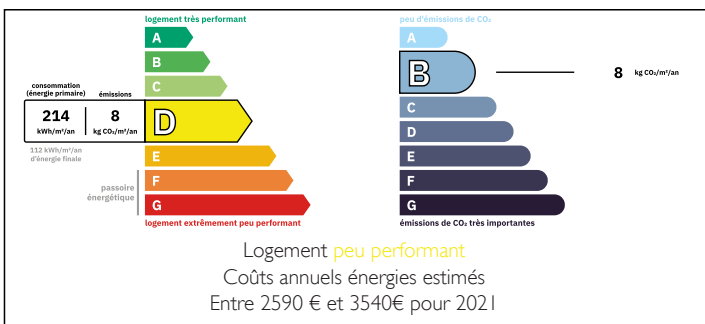


Independent chalet, 2 separate apartments (4 + 3 bedrooms), Champagny, Paradiski - great rental option

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	7
Bath:	6
Floor:	167 m2
Plot Size:	0 m2

IN BRIEF

Located in a quiet area, close to the heart of Champagny en Vanoise with direct access to Paradiski ski area (450 km of pistes), cross country tracks and close to the 3 valleys.

This 200m2 chalet is divided into 2 independent accommodations (4 and 3 bedrooms) with :

A main accommodation on 4 floors:

Level -1: A storage / TV room

Level 0: Entrance hall, garage, ski cupboard, boot warmers, laundry area

Level 1: Open-plan living / dining area, a fully equipped kitchen, doors to a large south-facing wrap around terrace. 1 double bedroom and a separate shower room and WC.

Level 2: 2 double bedrooms sharing a shower room and WC, a large master bedroom with walk in wardrobe, ensuite bathroom, WC and a south-facing balcony with stunning panoramic views

Parking

2nd apartment: Level 0: Open-plan living / dining

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

Spacious Independent Chalet with two individual apartments in a peaceful setting close to the heart of Champagny-en-Vanoise. This attractive chalet offers a rare opportunity for either a large family home or a flexible rental investment. The village is known for its family-friendly atmosphere and direct access to the vast Paradiski ski (La Plagne and Les Arcs) area, with 450 km of groomed pistes — 70% of which are above 2,000 m. For even more skiing, the world-renowned Courchevel and 3 Valleys resorts are just 14 km away, offering an additional 650 km of pistes.

The chalet is currently arranged as two independent apartments with a total of 7 bedrooms and separate parking areas and outdoor spaces with spectacular views.

LOCAL TAXES

Taxe habitation: EUR

In more detail the main apartment comprises:

Level 0:

Large garage 15m² plus ski storage with boot warmers, laundry area, with direct access to the apartment's entrance hall (6.36m²). The entrance hall includes storage space, as well as stairs leading to a level -1 usable storage area, games room or TV space (8.76m²)

Level 1:

Open-plan living and dining area (39m²) with a fully equipped kitchen, opening onto a large south-facing wrap around (46m², East and South facing) terrace. One double bedroom (7,93m²) and a separate shower room and WC.

Level 2:

Landing with access to a small attic. Two double bedrooms (9 and 8m²) sharing a separate shower room and WC. There is also a fantastic large master bedroom (14,5m²) with built-in, walk in wardrobe, large windows and door leading..

NOTES