

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



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

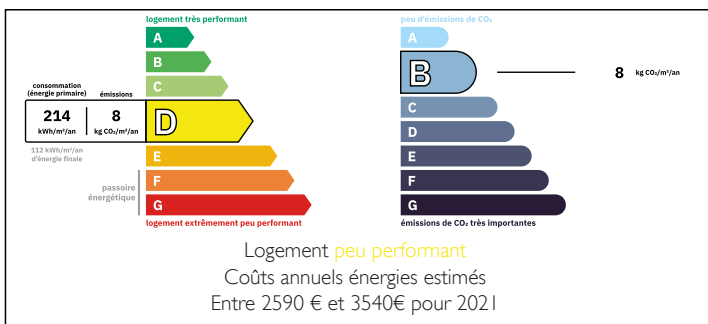
Level 1: Open-plan living / dining area, a fully equipped kitchen, doors to a large south-facing wrap around terrace. 1 double bedroom and a separate shower room and WC.

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

ENERGY - DPE



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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