

Brand new beautifully designed eco chalet in prime position Bourg Saint Maurice



INFORMATION

Town:	Bourg-Saint-Maurice
Department:	Savoie
Bed:	5
Bath:	5
Floor:	360 m2
Plot Size:	2096 m2

IN BRIEF

Stunning Turnkey Eco-Chalet Near
Bourg-Saint-Maurice – 5 Ensuite Bedrooms,
Wellness & Parking

A beautifully finished, high-spec chalet offered fully furnished and ready to move into. Ideally located just moments from the heart of Bourg-Saint-Maurice, this turnkey property is the perfect blend of modern alpine living, energy efficiency, and year-round accessibility.

Set in a peaceful yet convenient location, the chalet offers easy access to the international train station and the funicular to Les Arcs, with Tignes, Val d'Isère, Sainte Foy and La Rosière all within a short drive.

The property features: Five spacious ensuite bedrooms

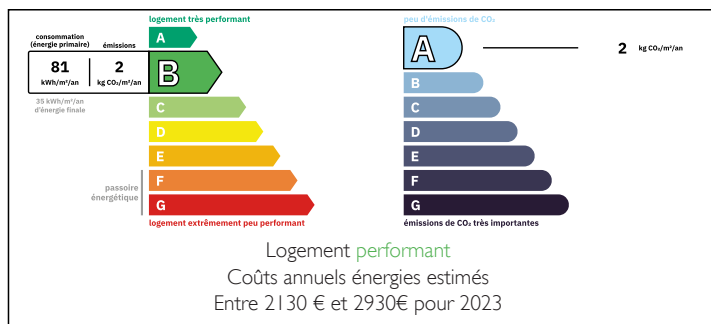
A bright open-plan living area with high-end finishes

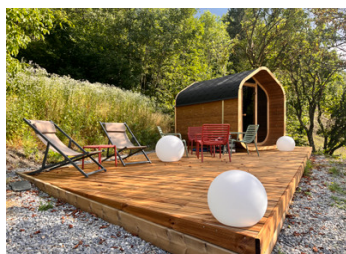
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A wonderfully located Grange totally renovated in 2023 on over 2000m² of prime position land overlooking Bourg Sainte Maurice .

The chalet is laid out as follows

The entrance level has a bedroom of 48m² with an ensuite shower room and WC , providing direct access to the garden , 1 bedroom of 30m² an ensuite shower WC and access to the garden . A games room/ Tv nook of 13m² and storage areas .

The first floor has a large entrance with a huge 11m² lounge diner with a fireplace in the centre of the room and plenty of separate seating areas and direct access onto a 50m² terrace overlooking Bourg Sainte Maurice and the Lake. There is an additional 12m² room which is currently a home office but could be a bedroom . A laundry room and separate WC are located on this floor.

The second floor 2 large ensuite bedrooms with balconies and large suite with direct access to a 17m² private terrace

The exterior of the chalet has a panoramic terrace of 40m² with a nordic bath , sauna and 8 parking places as well as an EV charging point

The total surface habitable is 340m²

The additional service areas are 20m²

Ski storage area 9m²

Additional bike and wood storage 30m²

South and West facing views

Water around €600 per year

Heating by 2 heat source pumps , underfloor heating

Water via 2 boilers of 500l

A micro station for used water

Bourg-Saint-Maurice is a vibrant,...