

Les Saisies - The exceptional 5 bedroom duplex where alpine luxury meets fresh mountain air



## INFORMATION

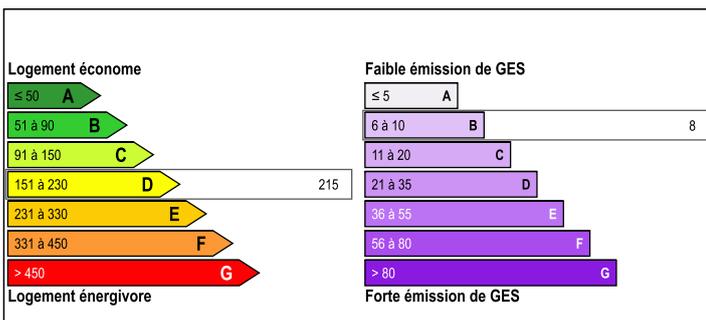
Town:	Les Saisies
Department:	Savoie
Bed:	5
Bath:	4
Floor:	260 m2
Outside Space:	140 m2



## IN BRIEF

Magnificent 260 m<sup>2</sup> duplex with a vast 140 m<sup>2</sup> panoramic terrace, located in a peaceful setting just steps from the ski slopes. Over 110 m<sup>2</sup> of living space, 5 bedrooms, premium amenities (fireplace, indoor pool, sauna, gym, concierge), private parking spaces, and irresistible Savoyard charm — all within an elegant, perfectly maintained residence.

## 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

From the moment you step inside, you will be captivated by the volume and brightness of this exceptional duplex. Its more than 110 m<sup>2</sup> living room, framed by large bay windows, offers a warm atmosphere and opens onto the surrounding nature. Extending onto a private 140 m<sup>2</sup> terrace, it becomes a true reception space — perfect for enjoying the sun and breathtaking Alpine scenery.

The property features 5 spacious bedrooms, ideal for hosting family and friends in absolute comfort. The residence offers exclusive facilities: heated indoor swimming pool, gym, sauna, concierge service, and lift. The finishes recall the charm of traditional chalets while offering a contemporary touch. You will also enjoy 5 private parking spaces, including 2 covered, to accommodate vehicles, motorbikes, and mountain equipment.

The lower level is designed for both privacy and practicality. It includes three spacious bedrooms:

- One of 17sqm with a Scandinavian-style shower and washbasin.
- A charming bunk-bed room (11sqm), also equipped with its own washbasin.
- A third double bedroom of approximately 12sqm, ideal for guests.

On this floor, you will also find a laundry room, an entrance hall with plenty of storage, a ski room with boot dryer, a shared bathroom, and a separate WC.

The upper level is dedicated to comfort and conviviality. It offers two bedrooms of over 17sqm each, each with its own bathroom:

- The master suite, which also includes an additional bunk-bed area, ideal for accommodating extra guests or children.
- A second double bedroom with en-suite facilities.

The same floor hosts the magnificent main living...

## LOCAL TAXES

**Taxe foncière: 2008 EUR**

**Taxe habitation: EUR**

## NOTES