

Beautiful alpine ski chalet for sale near to Risoul Ski Domain in the Southern French Alps.

EXCLUSIVE



INFORMATION

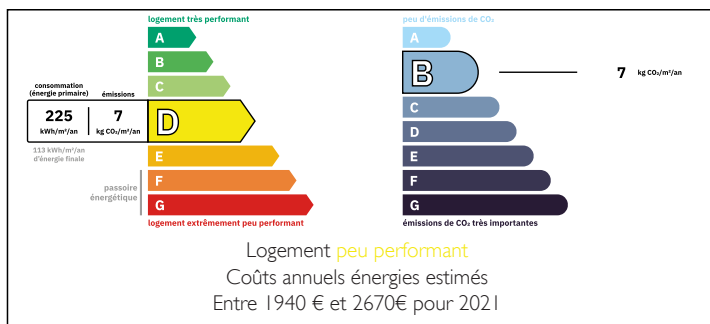
Town:	Risoul
Department:	Hautes-Alpes
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	560 m2

IN BRIEF

3 bedroom chalet, with stunning views of the Durance Valley, close to Guillestre and Queyras Regional Park.

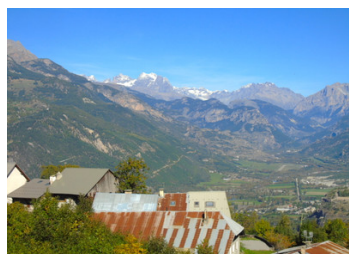


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The Chalet...

This unique property, built 20 years ago, sits high on the last village before Risoul resort, having the most stunning views of the Durance Valley and the town of Guillestre below.

The chalet comes with 2 garages and potting shed, and has a manageable garden and outside terrace that takes the morning sun.

On the ground floor is a spacious entrance hall and a small laundry room. There is also a double bedroom with en suite shower and sauna.

Upstairs is the main open plan living area, which leads out on to the wrap around balcony that overlooks the valley. The recently installed kitchen has an island and modern appliances.

This main space is heated with a pellet burner that adds both warmth and atmosphere. The lounge has been extended at one end with a high ceiling annexe, with comfy sofas and TV.

On the upper floor is a large bathroom with tub, an office space, double bedroom and a 3rd kids bedroom.

The whole property is traditional alpine, with beautiful finishings in wood and stone.

The regular ski shuttle (navette) connects the village to the slopes, and Guillestre—with its shops, restaurants, and amenities. In winter, it is sometimes possible to ski to the front door down a forest track from the resort.

Rarely do properties of this quality and charm become available in the area. This is a unique opportunity to own a beautifully crafted Alpine chalet...