

For sale – Charming 11-bed chalet with exceptional views, near Paradiski & the Vanoise National Park



## INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	11
Bath:	11
Floor:	296 m2
Plot Size:	11 m2



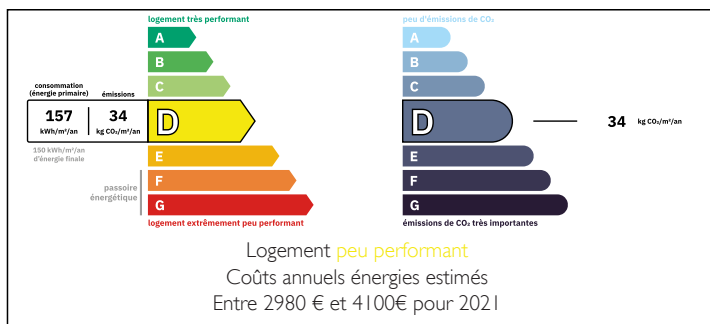
## IN BRIEF

A rare opportunity to acquire a turnkey alpine business in a truly exceptional setting, nestled in the preserved valley of Champagny-Le-Haut, in the gateway to the Vanoise National Park, & just 4 km from the ski resort of Champagny-en-Vanoise, Paradiski area offering 425 kms of groomed ski runs. This property offers a rare combination of natural beauty, tranquillity & excellent rental potential.

The chalet has 11 bedrooms (up to 15 guests), each with its own shower room, making it perfectly suited for hosting groups or operating as a hospitality business. A dedicated wellness area includes a sauna, shower room with WC, & a relaxation lounge with direct outdoor access.

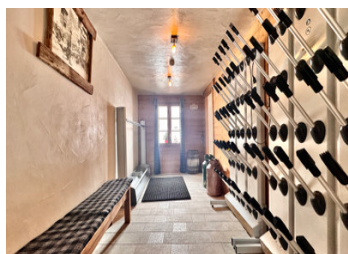
The heart of the chalet is a fully equipped professional kitchen and an impressive 70 m<sup>2</sup> dining & living area with an open stone fireplace & authentic vaulted ceilings, opening onto...

## 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.



## DESCRIPTION

Measurements :

Ground Floor :

Entrance 1 = 2.12 m<sup>2</sup> + floor area

Entrance 2 = 11.2 m<sup>2</sup> + floor area

Laundry room 2.05 m<sup>2</sup>

Separate WC 1.2 m<sup>2</sup>

Bedroom 1, including shower room (shower & sink)  
21.4 m<sup>2</sup>

Living & dining area 69.9 m<sup>2</sup>

Terrace 5.13 m<sup>2</sup>

Professional kitchen 14.88 m<sup>2</sup>

Technical room 5.37 m<sup>2</sup>

1st Floor :

Hallway 17.92 m<sup>2</sup>

Bedroom 2 = 12.69 m<sup>2</sup> + shower room (shower & sink)  
2.24 m<sup>2</sup>

Bedroom 3 (with mezzanine) 12.8 m<sup>2</sup> + shower room (shower & sink)  
1.7 m<sup>2</sup> + balcony 2.9 m<sup>2</sup>

Separate WC 1.08 m<sup>2</sup>

Bedroom 4 = 10.15 m<sup>2</sup> + shower room (shower & sink)  
1.97 m<sup>2</sup>

Bedroom 5 = 10.73 m<sup>2</sup> + shower room (shower & sink)  
1.95 m<sup>2</sup>

Separate WC 1 m<sup>2</sup>

Bedroom 6 = 21.8 m<sup>2</sup> + shower room (shower & sink)  
1.85 m<sup>2</sup> + balcony 3.03 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **7660 EUR**

Taxe habitation: **EUR**

## NOTES