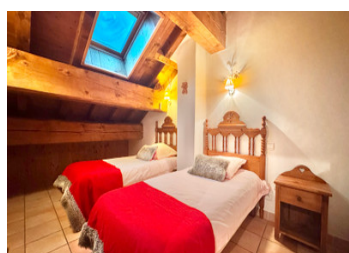


Charming 11-bed chalet with exceptional views, in the Vanoise National Park and just 5 minutes from ParadiSki



INFORMATION

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

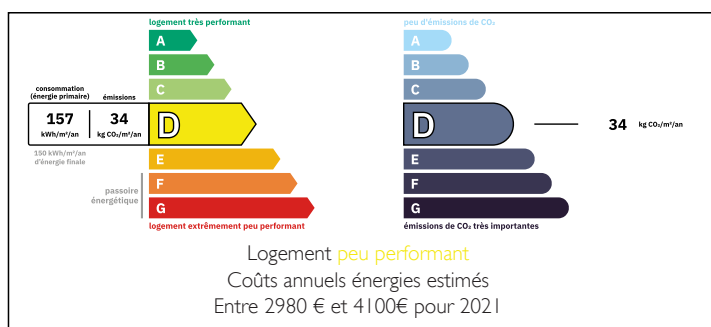
IN BRIEF

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

With its proximity to Courchevel and direct connection to la Plagne on one side and being one of the major access points for the famous Vanoise National Park on the other, the village boasts a year-round attraction that sets it apart from many of the big ski stations in its vicinity.

The chalet has 11 bedrooms, each with its own shower room, making it perfectly suited for hosting groups or operating as a hospitality business. The wellness area includes a sauna, shower and a relaxation lounge with direct outdoor access.

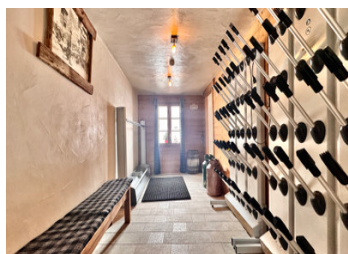
ENERGY - DPE



The heart of the chalet is an impressive 70 m² dining

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

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

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The chalet has 11 bedrooms, 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 an impressive 70 m² dining & living area with an open stone fireplace & authentic vaulted ceilings as well as a large, professional kitchen. The opening onto a sunny terrace offers breathtaking, unobstructed mountain views, including a picturesque waterfall, lush pastures and maybe an ibex or two.

LOCAL TAXES

Taxe foncière: 7660 EUR

NOTES

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

Close to the main village yet wonderfully secluded, the Champagny-le-Haut valley combines a spectacular natural setting, characteristic of glacial valleys, with a landscape shaped by generations of human activity and adaptation .

With its proximity to Courchevel and its direct connection to la Plagne on one side and...