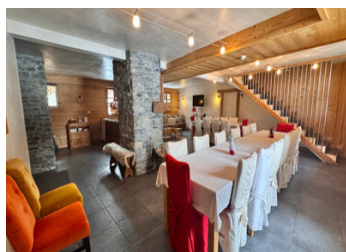


Unique opportunity: Gorgeous, large chalet (9 bedrooms) in stunning alpine setting for year round operation.



INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	8
Bath:	8
Floor:	325 m2
Plot Size:	0 m2



IN BRIEF

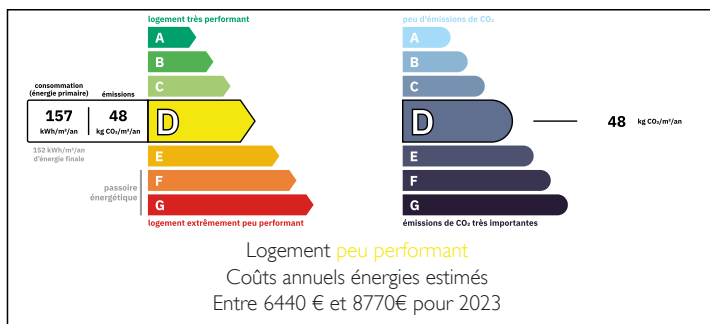
Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

With its proximity to Courchevel and its 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.

This gorgeous chalet has 9 bedrooms, including 3 with mezzanines, 8 with a private Italian shower and WC, accommodating up to 20 guests, A dedicated wellness area features a heated 5 m swimming pool, sauna, steam room, separate WC, and lounge.

The fully equipped professional kitchen opens 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.



LOCAL TAXES

Taxe foncière: 3180 EUR

NOTES

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.

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 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 station in its vicinity.

In winter, the valley offers a vast nordic and cross-country skiing area with almost 30km of prepared and secured runs, snowshoe hiking trails, horseback riding and ski-joering, dog sled rentals and the famous ice climbing tower with regular competitions and events attracting large crowds.

The freeride and off- piste enthusiasts that dare the thrilling rides from the top of La Plagne, the Roche de Mio and Bellecote summits, into the wide bowls and steep couloirs all arrive at Champagny le Haut. Free shuttle buses run every 5-10 minutes to bring them back in less than 6 minutes to the the main village and its connection with La Plagne and Les Arcs /Paradiski and its 430km of slopes. A short drive via Bozel (less than 30min) takes you to Courchevel and its access to the gigantesque 3...