

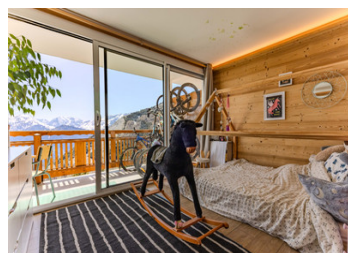
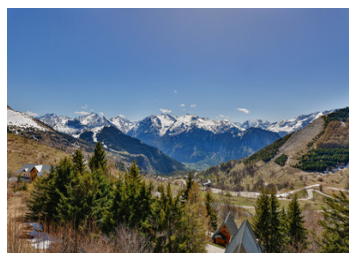
Lovely, fully renovated 4 bedroom duplex with spectacular views for sale close to the Alpe Express lift



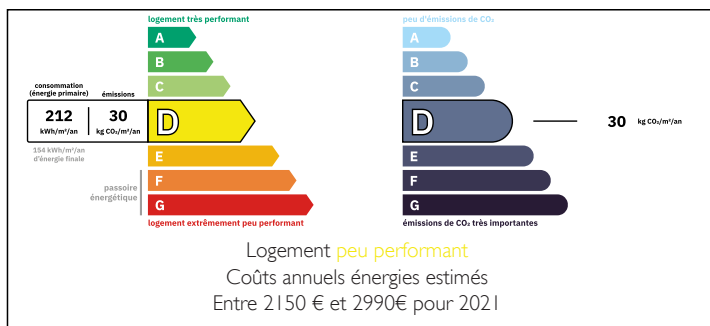
EXCLUSIVE

## INFORMATION

Town:	Huez
Department:	Isère
Bed:	4
Bath:	2
Floor:	110 m <sup>2</sup>
Outside Space:	26 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

We are delighted to present this superb fully renovated duplex, located in the "Viail Alpe" area of Alpe d'Huez.

Ideally located, close to the lift "Alpe Express", it provides easy access to the ski area while enjoying a peaceful setting.

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

Upon entering, a welcoming hall leads to the sleeping area, comprising four bedrooms, two of which have direct access to a balcony offering stunning mountains views. You will also find a shower room with wc, as well as additional storage space.

At the first floor, the living area opens onto a welcoming kitchen and a bright lounge, extended by a balcony with breathtaking views of the surrounding peaks. A study area and a bathroom complete this level, making it ideal for hosting family and friends in a warm and inviting atmosphere.

Two ski lockers are included.

This gem will captivate mountains lovers in search of a unique place to call home.

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Co-owned building of 1 units  
Provisional annual charges: 2656€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:	3190 EUR
Taxe habitation:	EUR

## NOTES