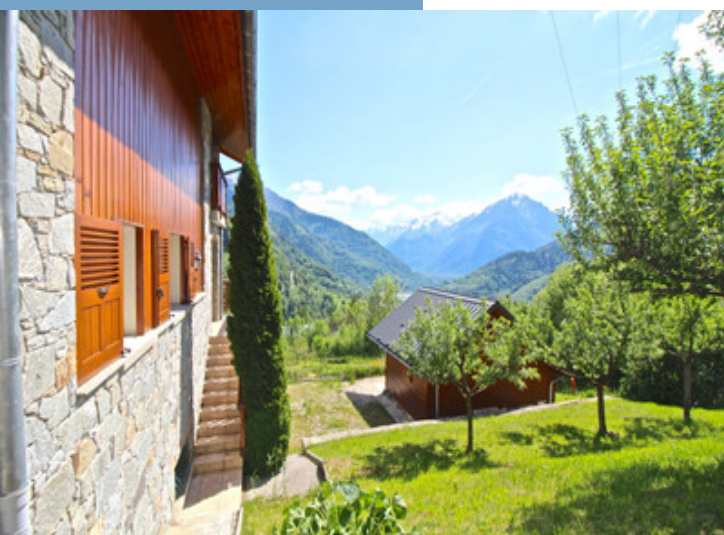




UNIQUE OPPORTUNITY TO INVEST IN A SUPERB  
6 BEDROOM MOUNTAIN PROPERTY WITH  
FANTASTIC VIEWS.

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TO INVEST IN A SUPERB 6  
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PROPERTY WITH  
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## PROPERTY FACT FILE

REFERENCE	I03240NDY38
PRICE	€ 820,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	273 m <sup>2</sup>
LAND	3037 m <sup>2</sup>
TOWN	Vaujany
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Land with CU, House
CONDITION	Good condition
FEATURES	Mains Drains, Lake, Garage

\*Price based on current exchange rate which is subject to change



- 273m2 habitable
- Amazing panoramic view
- 6 Bedrooms & 4 bathrooms
- Private garden 3000m2
- 2km (5 mins) from ski lift to Alpe d'Huez

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The fantastic chalet has a habitable space of 273m2 over 3 floors and a total floor space including the annexe, garage, cellars and outbuildings of 410m2. The chalet is heated by a modern geothermal heating system. It is built on a plot of 3037 m2 with a private driveway and electric gate.

## DESCRIPTIF

The chalet comprises on the basement level - a living room, kitchen, shower room, bedroom, boiler room, wine cellar, cellar, storage room and an outside terrace.

The first floor comprises a spacious living room, fully equipped kitchen, laundry room / pantry, bathroom, separate WC, spacious bedroom and large south facing balcony with built in BBQ and fireplace. The main entrance is on this level and we can also access the garage and wood store from here.

The second floor comprises a living room, 4 bedrooms, 2 shower rooms, separate WC and spacious south facing balcony.

Le Perrier is a very popular area with many families living there year round. The South facing orientation and openness of this part of the valley provide fabulous views of the surrounding countryside and mountains and also quick and easy access to the local amenities.

For tourists this area is popular both in the winter and the summer due to the wintersports, road cycling and hill walking. Access to the famous Col du Glandon and Croix de Fer is only 3 km from the chalet.

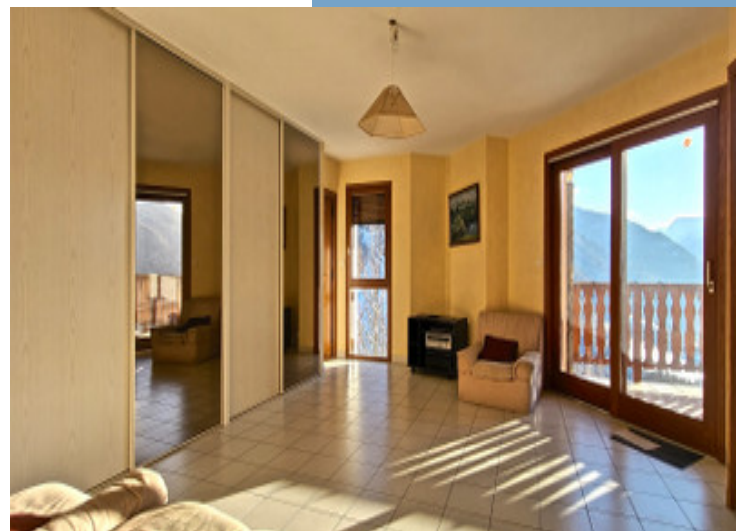
The village of Vaujany offers a variety of activities ideal for families and groups. They have a world class skating rink and an Aqua centre as well as a variety of traditional restaurants.

Lake Verney which sits in the valley below offers wind powered watersports and has a lovely lakeside restaurant. The lovely village of Allevard offers a variety of restaurants and has a ski lift linking directly into the village of Oz and the Alpe

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I03240NDY38>

COMPLETE FILE AND PHOTO ON REQUEST



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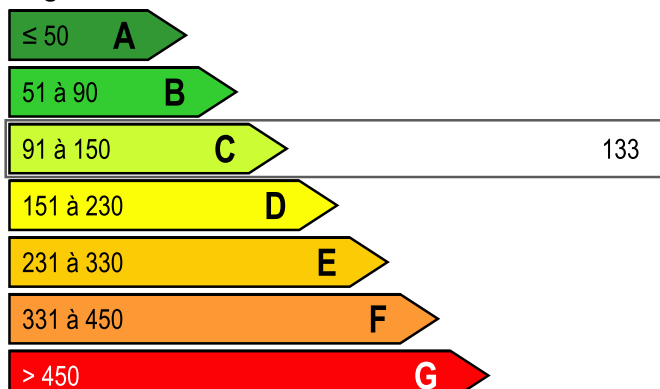
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## ENERGIE-DPE

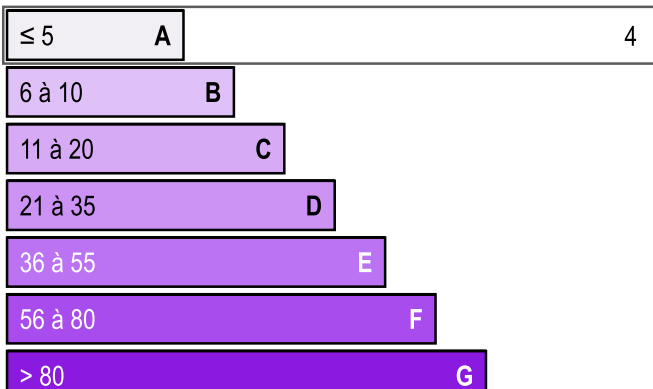
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

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## CONTACT

Réf : I03240NDY38  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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