



RARE OPPORTUNITY TO PURCHASE A  
FABULOUS 11 BEDROOM CHALET AT THE HEART  
OF LES DEUX ALPES.



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11 BEDROOM CHALET AT  
THE HEART OF LES DEUX  
ALPES....



PROPERTY FACT FILE	
REFERENCE	A10644
PRICE	€ 2,195,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	11
ACCOMMODATION	282 m <sup>2</sup>
LAND	200 m <sup>2</sup>
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Town property
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- High Quality Construction
- Excellent location
- 11 ensuite bedrooms
- Spa facilities
- Excellent rental potential

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This fabulous architect designed chalet was built by Bayrou one of the finest chalet builders in the region, renowned for their build quality and use of massive wooden beams and quality European Larch (Meleze) timbers. The chalet was designed to provide luxury accommodation for large groups however would also make a

## DESCRIPTIF

The chalet is built over three levels and has 11 bedrooms in total. On the ground floor the chalet comprises a large garage with enough space for three vehicles, a spacious ski store and locker room, sauna, 4 bedrooms with ensuite bathrooms and a boiler room. Two of these bedrooms are currently used for staff that live in, and two are for guests. The gas central heating boiler has recently been replaced and upgraded.

The first floor is where the main entrance to the chalet is located and comprises a spacious open plan sitting room with wood burning fireplace, dining area, and a fully equipped professional Kitchen. On this level there are two more guest bedrooms each with ensuite bathroom, one having a small outside terrace. The Spa room is also located on this level and opens up onto the outside terrace by raising the roller shutter door. For convenience there is a separate WC located next to the spa room.

On the upper level there are 5 spacious bedrooms each with ensuite bathroom and each featuring the classic massive chalet style roof beams.

This fantastic chalet sits beside its older sister Alexandre, who was initially bought and renovated by the current owner and is now also for sale. Both chalets are for sale separately or both can be sold as one complete unit. Both have been on long term rental and each can cater for up to 18 people. Being able to cater for 18 guests individually or up to 36 in total makes both of these chalets an ideal rental investment as pro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A10644>

COMPLETE FILE AND PHOTO ON REQUEST



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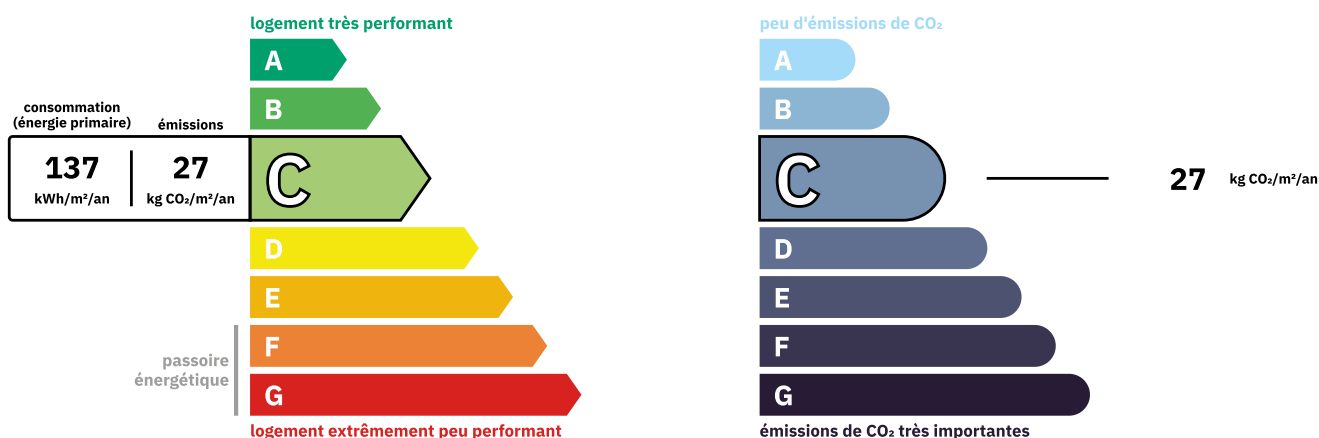
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 3450 € and 4740€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI0644  
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AND PHOTOS  
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