LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHALET WITH 7 EN-SUITE BEDROOMS 243M2 AT THE HEART OF LES DEUX ALPES CLOSE TO LIFT SYSTEM AND AMENITIES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A10674
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	212 m²
LAND	200 m²
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Ski
TYPE	Chalet, Ski Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking

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

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- 7 ensuite bedrooms
- Quiet location
- Short walk to nightlife
- Snow sure resort
- Private Sauna

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Chalet Alexandre is for sale. This quaint and cosy chalet was renovated by the current owner to give a traditional mountain feel. The chalet has been well insulated and finished to a high standard in a variety of natural pine woods. The chalet is ideal for large groups and can cater for up to 18 guests as two of the bedrooms are designed to



DESCRIPTION

Chalet Alexandre is built over three levels and has 7 bedrooms in total each with private ensuite bathrooms. On the ground floor the chalet comprises an entrance hall / ski room, sauna, boiler room and 2 ensuite family rooms, each catering for four people. The gas central heating boiler has recently been replaced and upgraded.

On the first floor we find the spacious open plan sitting room with fireplace, the dining room and adjacent professionally equipped kitchen. On this level there is also one guest bedroom with ensuite bathroom, a small storage room and a separate WC.



On the upper level there are 3 spacious bedrooms each with spacious ensuite bathrooms.

Chalet Alexandre, sits beside her younger brother, Chalet Chartreuse in the quartier known as Venosc. Chartreuse was built adjacent on the same plot of land and is now also for sale. Both Chalets have been on long term rental with a British tour operator since the early 2000's and have been the benchmark for their catered chalets here in Les Deux Alpes. The chalets are for sale separately or both can be sold as one complete unit. Each chalet would equally make a fabulous private residence if so desired. Each can cater for 18 guests individually therefore up to 36 guests in total. Properties of this quality and size at the heart of the resort are extremely rare, if not impossible to find. The sale of these chalets presents an ideal long-term rental investment opportunity. Details of the current rental agreement an...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A10674

COMPLETE FILE AND PHOTO ON REQUEST

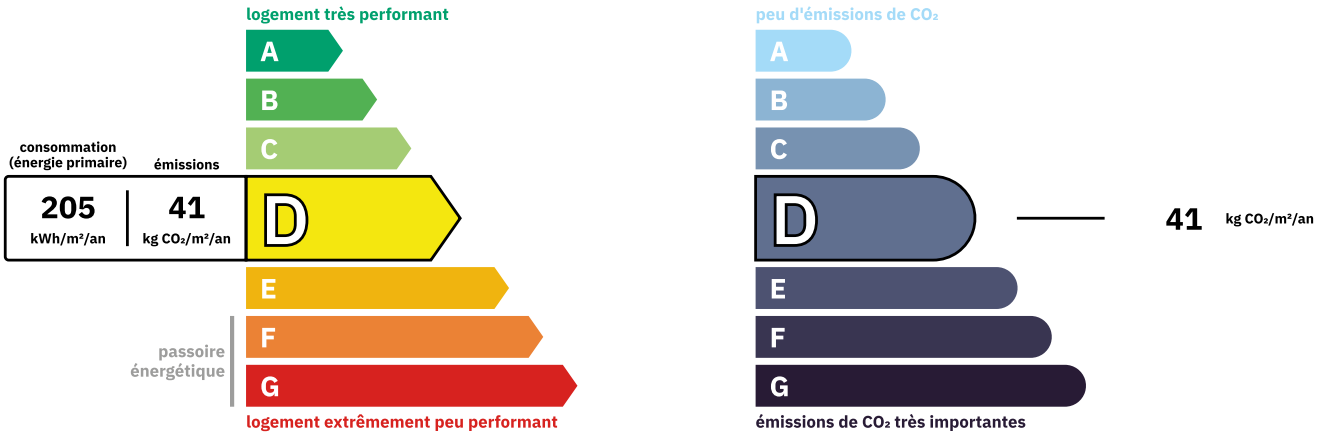
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4030 € and 5500€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A10674

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