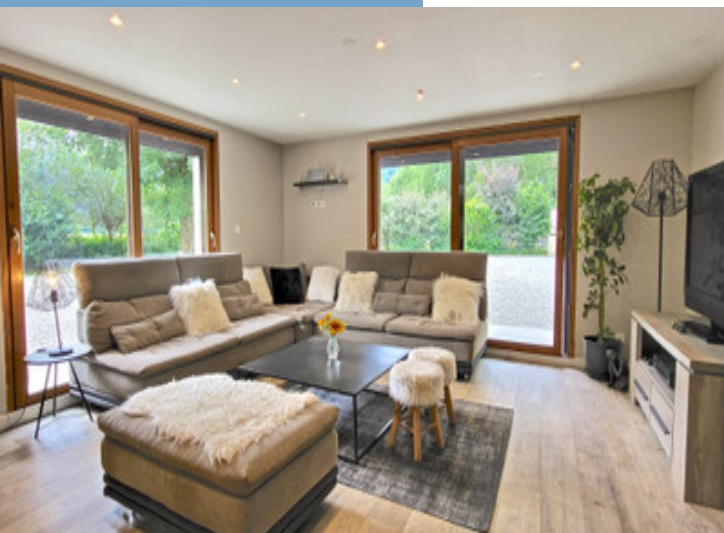




MODERN ALPINE VILLA 209M2 WITH POOL.  
SPACIOUS, SECLUDED & IDEALLY LOCATED FOR  
SKI AND ROAD CYCLING.

www.leggettprestige.com

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PROPERTY FACT FILE	
REFERENCE	A31129NDY38
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	209 m <sup>2</sup>
LAND	2690 m <sup>2</sup>
TOWN	Le Bourg-d'Oisans
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Private Pool
- 4 Bedrooms
- Large private garden
- Only 10 mins from the Allevard Gondola
- Excellent rental potential for groups.

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This beautiful modern villa offers 209 m<sup>2</sup> of light-filled living space, thoughtfully designed for comfort and functionality. It comprises a fully equipped kitchen, a generous lounge and dining area, four bedrooms (one with ensuite shower room), a master bedroom with dressing room and ensuite shower room, a separate bathroom and a practical

## DESCRIPTION

Set on a generous 2,690 m<sup>2</sup> plot, the property boasts a large private swimming pool and a spacious terrace perfect for outdoor dining and entertaining. The setting is peaceful and secluded, offering calm and privacy while remaining well-connected.

Located at the heart of Alpine cycling country and just 10 minutes from the Allevard ski lift to Alpe d'Huez, this villa offers exceptional rental potential year-round, whether for winter sports enthusiasts or summer cyclists.

A rare opportunity to acquire a beautifully appointed, modern mountain home in a highly sought-after location.

Main surface details:

Lounge / Kitchen	- 44.5m <sup>2</sup>
Dining room	- 17.3m <sup>2</sup>
Storage room	- 8.3m <sup>2</sup>
Hallway	- 5.30m <sup>2</sup>
Laundry room	- 4.6m <sup>2</sup>
Bedroom 1	- 21.9m <sup>2</sup>
Bedroom 2	- 13.3m <sup>2</sup>
Bedroom 3	- 12.1m <sup>2</sup>
Bedroom 4	- 11.3m <sup>2</sup>
Bathroom	- 5.5m <sup>2</sup>
Ensuite bed 1	- 10.70m <sup>2</sup>
Ensuite Bed 4	- 4.2m <sup>2</sup>
TV Room	- 12.20

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31129NDY38>

COMPLETE FILE AND PHOTO ON REQUEST

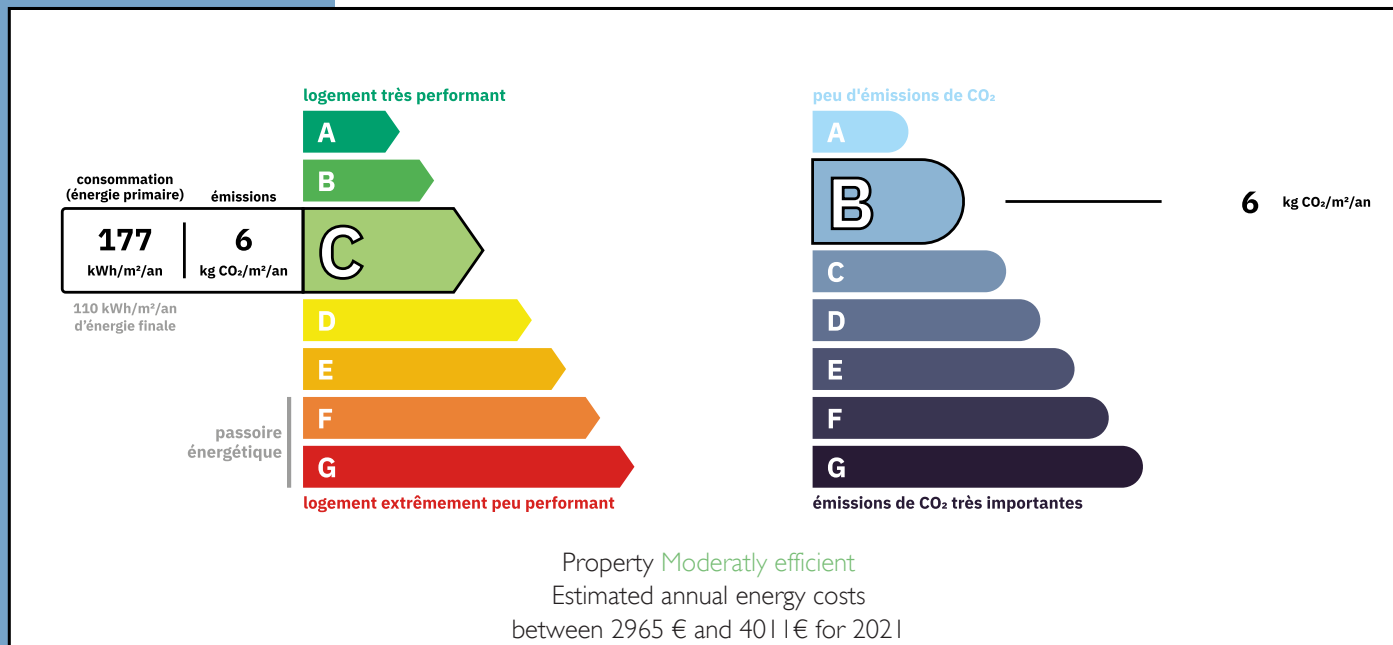


MODERN ALPINE VILLA 209M<sup>2</sup>  
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## ENERGIE-DPE

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## NOTICE

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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 :A31129NDY38  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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