



UNIQUE ALPINE CHALET, BEAUTIFULLY  
DESIGNED FOR LUXURY AND FUNCTIONALITY  
IN AN EXCEPTIONAL NATURAL SETTING

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SE...



## PROPERTY FACT FILE

REFERENCE	A37151NDY38
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	329 m <sup>2</sup>
LAND	3499 m <sup>2</sup>
TOWN	Les Deux Alpes
DEPARTMENT	
LOCATION	Village property
TYPE	Terrain avec CU, House, Wooder Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

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



- Unique design
- 5 ensuite bedrooms
- Spa facilities
- Separate caretaker apartment
- Exceptional views

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Discover the unique charm of this awesome mountain chalet, a beautifully designed and meticulously maintained property located a short walk or drive (800 m) from the Venosc gondola linking directly to the renowned high altitude Les 2 Alpes ski resort.

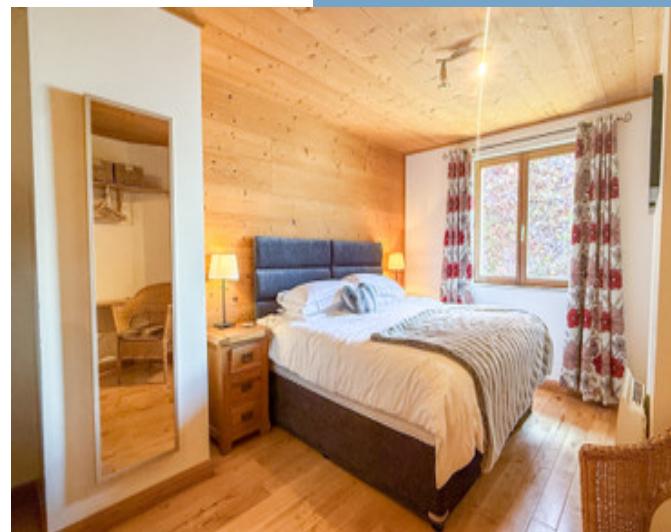
## DESCRIPTION

Venosc itself is an authentic medieval Alpine village with its own restaurants & shops just minutes walk from the chalet. It is unique in that, in season, its gondola operates from early morning well into the evening (typically 7.30pm in the winter season but with some later nights in peak weeks) so that there is a direct connection to the main resort, allowing access to "first chair" up to the glacier in the morning and plenty of time for apres-ski drinks before heading back to the chalet to relax in the hot tub. This unique accessibility, together with the authenticity of the village, has made Venosc an exclusive address for those seeking access to high altitude skiing without the "built-up resort" feel.

This wonderful chalet is equally enjoyable in the summer months, with two separate terraces, paved in travertine, perfect for outdoor entertaining. There is also adjacent constructible land, which could be developed to add value to the property, such as by constructing yoga facilities or a south-facing swimming pool and pool house. The views are spectacular, the possibilities numerous!

The chalet has previously operated as a successful catered chalet for skiing and cycling groups. As many guests were high-level sportspeople, a gym was installed, in addition to the hot tub and sauna to offer the best facilities possible in both summer and winter. The garage has also been adapted in an F1-style to accommodate large groups of cyclists.

Whether you'...



More Online :

<https://leggett-prestige.com/luxury-property-for-sale/view/A37151NDY38>

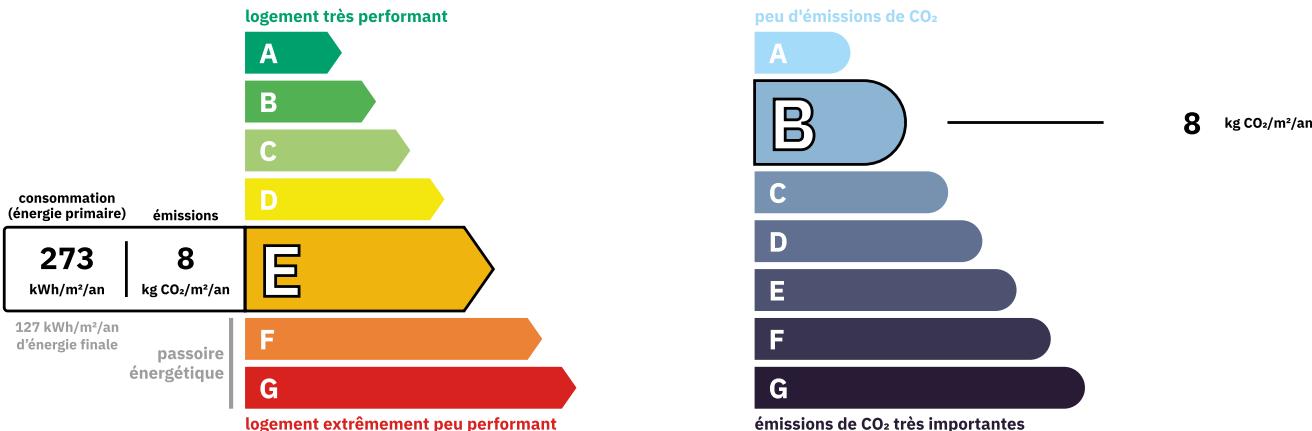
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



Property Energy consuming  
Estimated annual energy costs  
between 5199 € and 7033€ for 2021

## NOTICE

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

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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 : A37151NDY38

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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