



BREATHTAKING 2 HOME MOUNTAIN PARADISE  
FOR SALE, HIDDEN IN A 2-HECTARE PRIVATE  
PARK IN THE MASSIF DES BAUGES

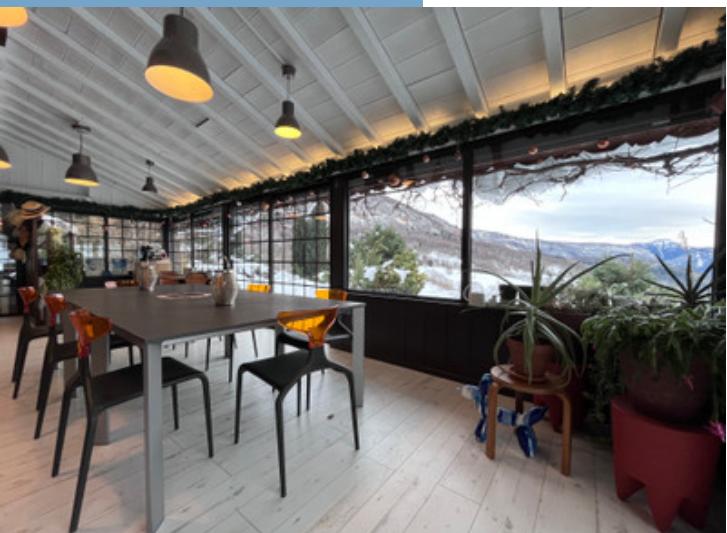
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2-HECTARE PRIVATE PARK  
IN THE MASSIF DES...



## PROPERTY FACT FILE

REFERENCE	A42504MAS73
PRICE	€ 1,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	210 m <sup>2</sup>
LAND	20000 m <sup>2</sup>
TOWN	Les Déserts
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- Panoramic views
- Pool with heat pump and nordic spa
- Mountain sports on your doorstep
- Ultra private location
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Located in Les Deserts with panoramic views of the Bauges mountains towards the Belledonne mountain range, this secret property offers a quality of life to cosset you in tranquil comfort whilst the stunning scenery lifts the spirit with the ever-changing vista. The ultimate mountain hideaway with an equitable climate advantage and mountain

## DESCRIPTION

### Mountain Lodge

#### Ground Floor

- Veranda - 35 m<sup>2</sup> with access to the terrace and breath-taking views
- Living Room - 25 m<sup>2</sup> with fireplace insert and a motorized flat-screen TV concealed in the wall
- Dining Room - 25 m<sup>2</sup> with a Skia pellet stove (6 and 9 kWh)
- Kitchen - 18 m<sup>2</sup>, well-equipped with a wood-burning stove
- Pantry/Cellar - 12 m<sup>2</sup>
- WC/Shower Room - 4 m<sup>2</sup>
- Summer Kitchen - 8 m<sup>2</sup>

#### First Floor:

- Bedroom 1 - 14 m<sup>2</sup>
- Bedroom 2 - 10 m<sup>2</sup>
- Bathroom - 9 m<sup>2</sup> with polished concrete, shower, bath, double sink and WC
- Office/walk-in wardrobe - 10 m<sup>2</sup>

#### Second Floor:

- WC with hand basin
- Bedroom 3 - 15 m<sup>2</sup>
- Sleeping Area - 10 m<sup>2</sup> with a guard tiger!

#### Chalet 2024

- Terrace with hot tub
- Open-plan kitchen/living room - 30 m<sup>2</sup> with 12 kW wood pellet stove
- Dining terrace with BBQ
- Bathroom with WC - 4 m<sup>2</sup>
- Bedroom 1 - 10 m<sup>2</sup>
- Bedroom 2 - 10 m<sup>2</sup>

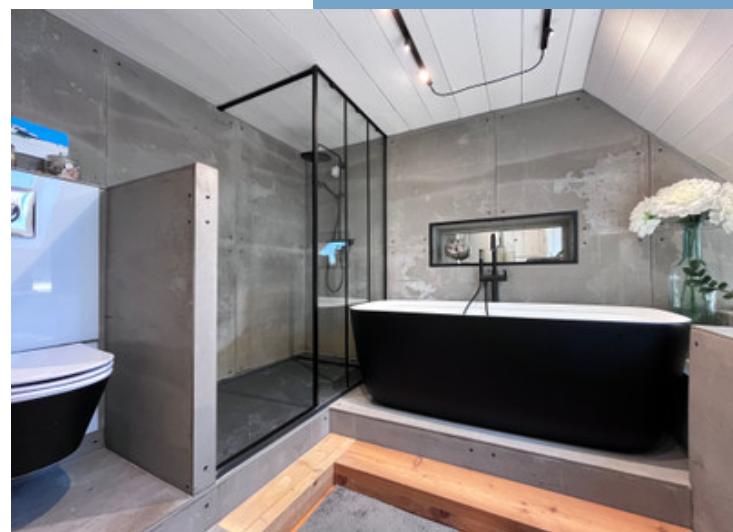
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A42504MAS73>

COMPLETE FILE AND PHOTO ON REQUEST

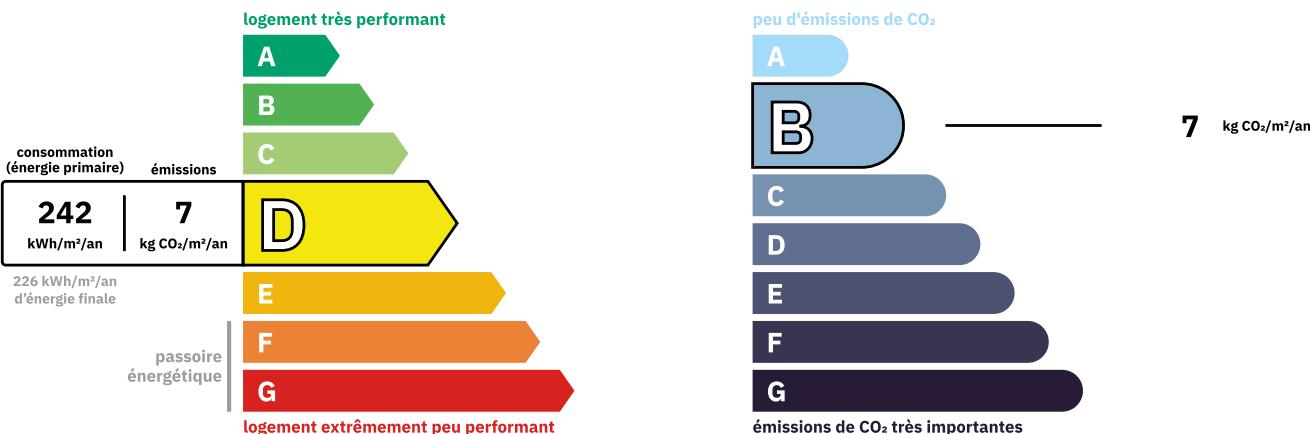


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## ENERGIE-DPE

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Property Poorly efficient

Estimated annual energy costs  
between 2530 € and 3450€ for 2023

## NOTICE

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

I: 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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## CONTACT

Réf :A42504MAS73

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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