CHARMING 11-BED CHALET WITH EXCEPTIONAL VIEWS, IN THE VANOISE NATIONAL PARK AND JUST 5 MINUTES FROM PARADISKI

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A43361MJ73
PRICE	€ 1,575,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	11
ACCOMMODATION	296 m²
LAND	11 m²
TOWN	Champagny-en-Vanoise
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private parking, Close to ski resort, Sauna

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

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- Sold fully furnished & equipped, ready to operate
- 70 m² living & dining area with vaulted ceilings
- Wellness area with sauna and relaxation lounge
- Spacious sunny terrace with panoramic views
- Year round destination, strong rental potential

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Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

With its proximity to Courchevel and direct connection to la Plagne

DESCRIPTION

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.

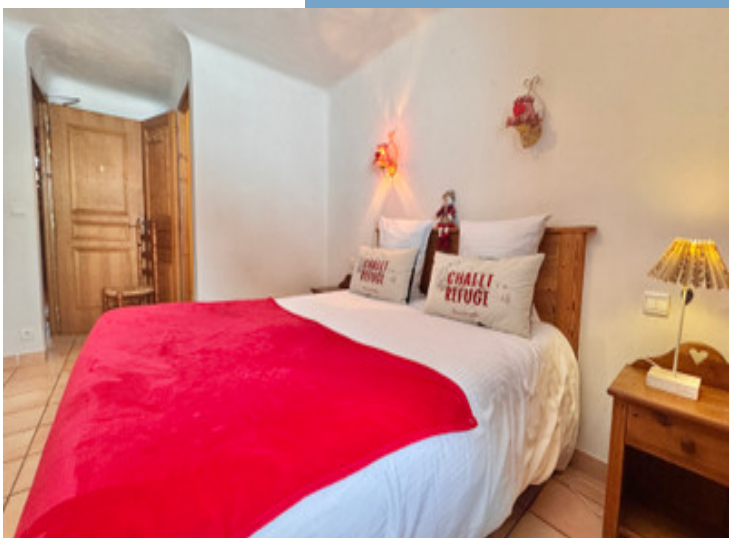
With its proximity to Courchevel and its direct connection to la Plagne on one side and being one of the major access points for the famous Vanoise National Park on the other, the village boasts a year-round attraction that sets it apart from many of the big ski stations in its vicinity.

The chalet has 11 bedrooms, each with its own shower room, making it perfectly suited for hosting groups or operating as a hospitality business. A dedicated wellness area includes a sauna, shower room with WC, & a relaxation lounge with direct outdoor access.

The heart of the chalet is an impressive 70 m² dining & living area with an open stone fireplace & authentic vaulted ceilings as well as a large, professional kitchen. The opening onto a sunny terrace offers breathtaking, unobstructed mountain views, including a picturesque waterfall, lush pastures and maybe an ibex or two.

Located at an altitude of 1,500 metres and overlooking the charming village of Champagny-en-Vanoise, the Champagny-le-Haut plateau is a true delight for lovers of unspoilt Alpine landscapes.
Close to the main village yet wonderfully secluded, the Champagny-le-Haut valley combines a spectacular natural setting, characteristic of glacial valleys, with a landscape shaped by generations of human activity and adaptation .

Wi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43361MJ73

COMPLETE FILE AND PHOTO ON REQUEST

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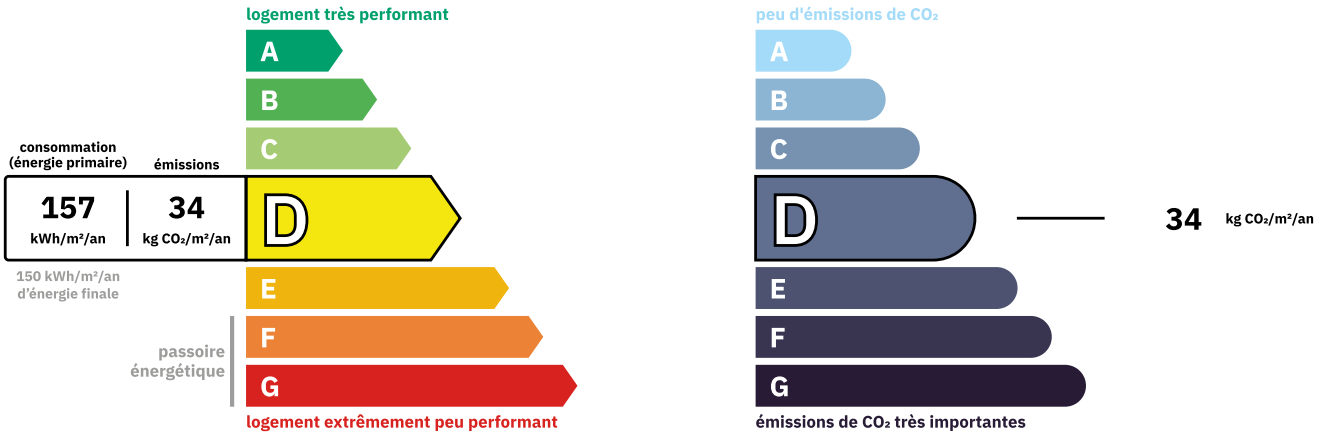
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2980 € and 4100€ 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.

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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

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