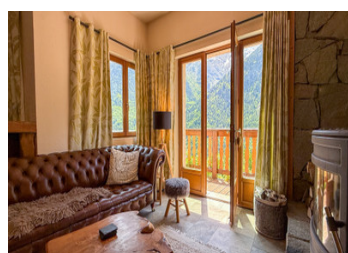


Unique alpine chalet, beautifully designed for luxury and functionality in an exceptional natural setting



INFORMATION

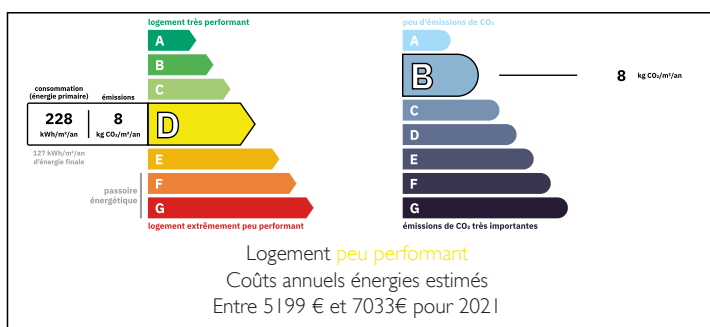
Town:	Les Deux Alpes
Department:	Isère
Bed:	7
Bath:	6
Floor:	329 m ²
Plot Size:	3499 m ²

IN BRIEF

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.

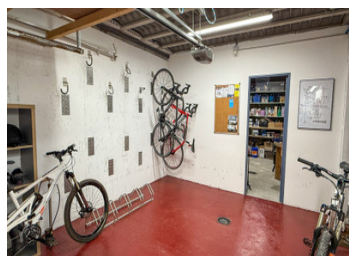
If you are looking for a spacious chalet for large family gatherings or entertaining friends, then this chalet is perfect. All six bedrooms are large, easily accommodating super-king sized beds, and each with private bath/shower rooms. The living area is capable of seating everyone together and has fantastic views across to the Muzelle glacier. Of an evening, there is plenty to keep everyone entertained after dinner, be it sitting in front of the cosy wood-burning stove with a digestif, watching a movie in the dedicated cinema room or playing pool in the games room.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Venosc itself is an authentic medieval Alpine village with its own restaurants & shops just minutes walk from the chalet. It is unique in satellite villages 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 FI-style to accommodate large groups of cyclists.

Whether you're seeking a spacious ski...

LOCAL TAXES

Taxe foncière: 4582 EUR

Taxe habitation: EUR

NOTES