

2 individual chalets sold together in prime position in Bourg Sainte Maurice with easy access to Les Arcs.



INFORMATION

Town:	Bourg-Saint-Maurice
Department:	Savoie
Bed:	10
Bath:	10
Floor:	580 m2
Plot Size:	8756 m2



IN BRIEF

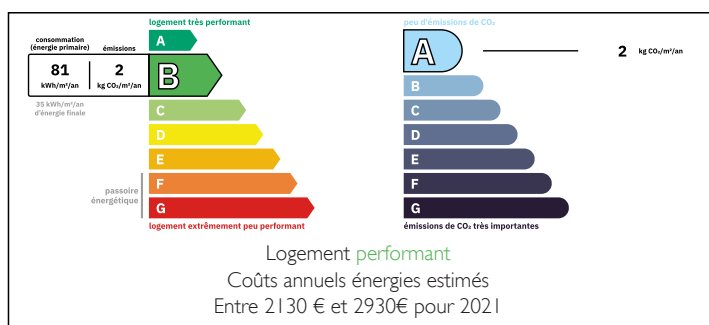
Two Chalets Sold Together – Ideal Business Investment or Lifestyle Opportunity

This exceptional pair of chalets is sold together and offers a rare opportunity for those seeking a business investment, a rental venture, or a flexible lifestyle in the heart of the French Alps.

The main chalet was fully renovated in 2023 to a high standard and offers approximately 330 m² of habitable space, with an additional 40 m² annex. It has been thoughtfully designed as a luxury alpine retreat, featuring five ensuite bedrooms, expansive living areas, and high-end wellness facilities including a sauna and Nordique hot tub – perfect for both private use and premium holiday rentals.

The second chalet offers greater flexibility and is currently arranged as an owner's private residence with an adjoining self-contained rental unit, allowing for a mix of personal use and income

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

Exceptional Location – Over 8,700 m² of Prime Land with Panoramic Views

These two chalets sit on an impressive 8,756 m² of prime land, offering panoramic views over the lake and the town of Bourg-Saint-Maurice. Perfectly positioned, the property is just minutes from the international train station and the funicular to Les Arcs, ensuring easy, year-round access to the Paradiski area.

The location also places you within close reach of the entire Upper Tarentaise, including La Rosière, Sainte-Foy-Tarentaise, Val d'Isère, and Tignes — making this a true hub for accessing some of the most prestigious ski resorts in the French Alps.

LOCAL TAXES

Taxe habitation: EUR

Chalet one an Eco-Chalet: A Masterpiece of Alpine Living

Welcome to a masterpiece of modern alpine living. This exceptional 360m² eco-chalet, newly renovated in 2023, offers the ultimate in luxury and sustainability. With 5 beautifully appointed en-suite bedrooms and the flexibility to create a sixth, it provides ample space for family and guests.

The main living area is a showstopper: a huge, open-plan lounge centered around a cozy fireplace, opening onto three separate terraces that showcase breathtaking south-southwest views over the lake.

Beyond the stunning interiors, the chalet is a haven for relaxation and convenience. Indulge in the outdoor Nordic bath and sauna, or make use of the premium amenities including an EV charging point a ski storage room with heated boot rack, and a dedicated bike storage area.

Designed for efficiency and comfort, the property features heat pumps and underfloor heating throughout, along with intelligent hot water production....

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