

Detached, new, 5 bedroom, 4 bathroom house with garage in international ski resort.



INFORMATION

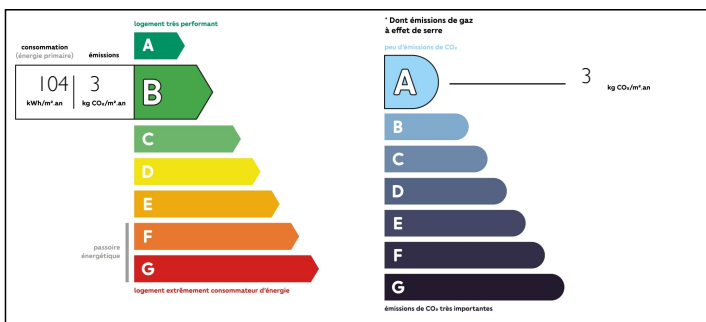
Town:	Saint-Chaffrey
Department:	Hautes-Alpes
Bed:	5
Bath:	4
Floor:	218 m2
Plot Size:	533 m2

IN BRIEF

A house built by an architect. It is very bright, with a superb living area: a living room and kitchen spanning nearly 90m2. High-quality materials have been used, with construction designed to meet current customer demands. RT 2012 standards have been adhered to. On the ground floor: a garage, an entrance hall, a toilet, a ski room or playroom, 3 bedrooms, 2 bathrooms, a laundry room, and a storage room. On the first floor: In a 98m2 space, you'll find a 23m2 living room, a 32m2 dining room with a wood stove, a 30m2 dining area, a 13m2 kitchen, and a toilet. On the second floor: 2 large bedrooms with their private bathrooms: one measuring 13m2 and the other 18m2, along with a storage area. Energy study available.

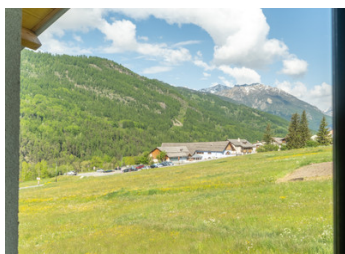


ENERGY - DPE



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

The Region

Located in the municipality of St Chaffrey in the heart of the ski area, this house benefits from quick access to the slopes and the town of Briançon. The village includes a bar, restaurant, a small grocery store, and a school. You are 2km away from Chantemerle (Serre-Chevalier 1350), where you will find ski schools and the tourist office. This area is well-known worldwide for skiing enthusiasts and cycling enthusiasts due to its central location in the most famous mountain pass and challenging climbs!

With 410 hectares of marked ski area and a total area of 3,901 hectares, the Serre Chevalier Valley ski area in the Hautes-Alpes is one of the largest ski domains in Europe. Enjoy great skiing in a high-mountain ambiance, peaceful skiing in the larch forests, fun skiing in our playful areas, and family skiing in protected zones... Serre Chevalier has something for everyone!

In summer, there are opportunities for hiking, sledging, horseback riding, paragliding, and swimming.

Transport/Access:

Car: From Paris (7 hours) and Lyon (3 hours): A6 or A43, via Grenoble then Col du Lautaret or via Chambéry then Fréjus Tunnel. From Marseille (3 hours) and Montpellier (4.5 hours): via A51.

Train: Briançon Train Station, 5 km away.

Bus: Bus lines from Turin, Grenoble, Lyon airports, and Lyon and Oulx TGV stations to Serre Chevalier, followed by an express snow shuttle.

Airports: Turin-Caselle: 110 km away.

Grenoble Isère: 130 km away.

Lyon St Exupéry: 190 km away.

Information about risks to which this property is exposed is available on...

NOTES