

Fabulous Ski Chalet close to ADH Ski area comprising a spacious three bedroom apartment and Gite 253m2

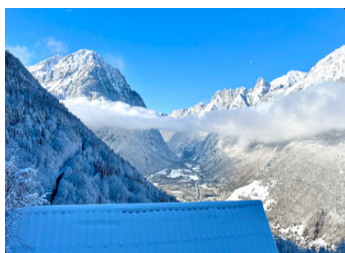


## INFORMATION

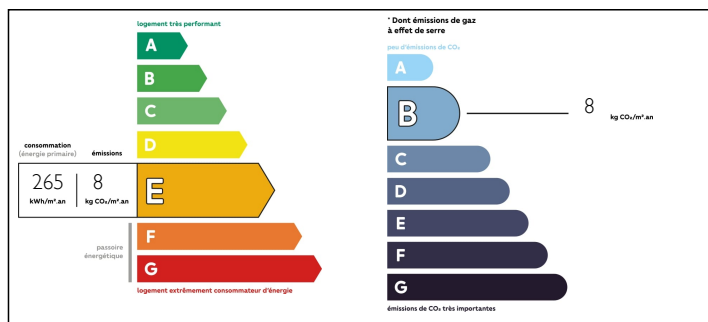
Town:	Oz
Department:	Isère
Bed:	7
Bath:	3
Floor:	253 m2
Plot Size:	0 m2

## IN BRIEF

Nestled amid the breath-taking alpine landscape this fabulous property is located in a peaceful hamlet in the commune of Oz-en-Oisans at 1000m altitude and only 4km to the Alpe d'Huez Grand Rousses Ski area. This beautifully restored barn offers the seamless fusion of rustic charm and modern convenience, this fabulous property is perfectly situated, offering an enchanting escape for all seasons. Its proximity to world-class ski resorts of Alpe d'Huez Les Deux Alpes and many renowned Alpine cycling routes of the Tour de France present an exceptional opportunity.

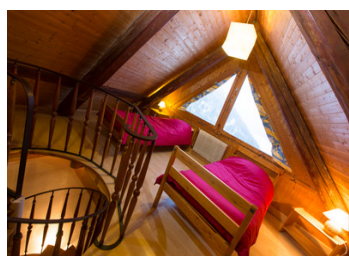


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 465 EUR**

## NOTES

## DESCRIPTION

The triplex apartment (127m<sup>2</sup>) comprises a 3-bedrooms with Kitchen, sitting room and balcony, bathroom, WC and entrance vestibule.

The section of the property currently used as a Gîte is approximately 164m<sup>2</sup> (habitable) and 188m<sup>2</sup> total useable floor space. This section of the house comprises 4 bedrooms with a total capacity of 15 people, entrance hall with sauna, bathroom area with 3 washbasins, 2 showers and 3 WCs. The Gîte also has 2 fully-equipped kitchens. Last but not least and the veritable "piece de resistance" is the magnificent vaulted stable that has been beautifully restored to provide an expansive split level sitting room (80m<sup>2</sup>) with fireplace. A beautiful barn door opens on to the outside of the property providing easy access to the hamlet and it's the narrow passage ways. The versatility of this fabulous property is its greatest asset.

As the snow blankets the mountains, this beautiful barn restoration becomes a winter wonderland and serves as a cosy haven for snow sports enthusiasts. Just a stone's throw away from some of the most coveted ski resorts, it provides a warm and inviting retreat after a day on the slopes. The combination of Vaulted ceilings, wooden beams, a crackling fireplace, and plush furnishings makes it the ideal place to unwind and recharge after an exhilarating day in the snow.

In the summer months, this property transforms into a paradise for cyclists, hikers, and nature lovers. The allure of this Alpine gem truly comes alive. Set...