

Individual chalet with land located near the centre of snowsure Val d'Isere in the Balme area.



## INFORMATION

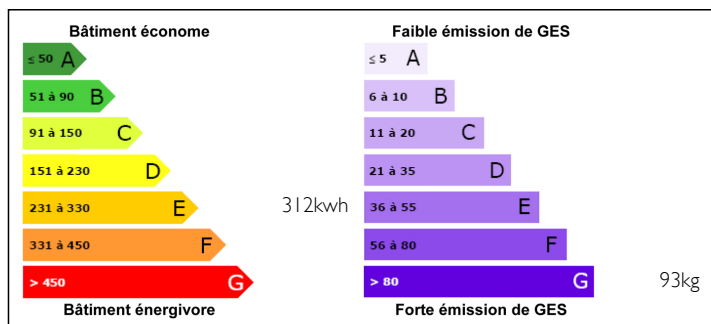
Town:	Val-d'Isère
Department:	Savoie
Bed:	5
Bath:	5
Floor:	154 m2
Plot Size:	12 m2

## IN BRIEF

This charming chalet sits on its own little bit of land in a highly desirable area. What makes this property so interesting is that there is a possibility to enlarge using the adjacent land that is sold with the chalet. It is also possible to raise the roof to provide another level. The back terrace area has a lovely open feel as its non constructible land.



## 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: 3940 EUR**

## NOTES

## DESCRIPTION

Previously the chalet was split into 2 and the owner lived in one part and rented the other . There are still 2 access points, and 2 kitchens so this continues to be a possibility..

The chalet has been used for many years by Tour operators. And we are happy to help you find the right company to concierge your property if you choose to rent it.

There are 5 ensuite bedrooms, as well as a pretty lounge looking up to the iconic face du Bellvarde.

There are 2 exterior parking spaces close to the chalet. The current garage area is used for storage and a boot/ ski room.

Please do get in touch and we can share some images that have been drawn up of what could be achieved on the land.

We are based in Seez , just 30 mins from Val d'Isere all year and are happy to share details of local recommended architects , tradespeople to make your dream property a reality.

Val d'Isere village is located at 1850m with the top of the resort over 3456m.

The combined area of Val d'Isere and Tignes form the Espace Killy and boast over 300km of pistes as well as 2 Glaciers. High altitude combined with steep north facing slopes mean great snow conditions from late November until the beginning of May .

Val d'Isere benefits hugely from being very close to the Italian border and often gets snow from the east which results in...