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## New 4 bedroom duplex, ski in ski out

L Alpe D Huez , Isère , Auvergne-Rhône-Alpes



# €2,100,000

inc. of agency fees

4 Beds      3 Baths      128 sqm

New 4 bedroom duplex, ski in ski out

### At a Glance

<b>Reference</b>	MFH-BUR-SIB5398H	<b>Near to</b>	L Alpe D Huez	<b>Price</b>	€2,100,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	128 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Top floor duplex, ready this x mas 2023. 4 bedrooms. Magnificent views from Balcony. Ski in Ski out situation in calm area of world renowned Alpe d'huez, fly to Lyon or Geneva.

On third floor of this building you find this great duplex apartment. Entrance is on the third floor into the large and high living room with corner kitchen. Also here a bedroom with its bathroom. Toilet for guests.

Balcony on this level is 22m<sup>2</sup>, with magnificent views.

On the top floor open area, mezzanine with great views of the valley. Three bedrooms and two full bathrooms. Toilet.

Efficient underfloor heating.

Several kitchens finishes to choose from, included in price.

Sold with ski locker, and garage.

L'Alpe d'Huez is renowned worldwide for its spectacular views and its exceptional sunshine. Located only 2 hours from Lyon and 3 hours from Geneva, its easy access is a real asset for those seeking to make the most of your stay in the mountains.

With its "Family+" and "Quality Tourism" labels, the welcome and the services offered are sure to make your stay a unique experience!

L'Alpe d'Huez was awarded European Best Ski Resort in 2020!

L'Alpe d'Huez ski resort :

more than 10,000 hectares

\* 250 km of ski runs

\* 133 ski runs

\* 81 ski lifts

L'Alpe d'Huez is also a great year round resort: Renowned for its 300 days of sunshine a year, the resort of L'Alpe d'Huez is the ideal place to take full advantage of the delights of the mountains and an amazing range of activities.

Hiking in the forest of the Oisans valley, climbing the cliffs overlooking Lake Besson or microlight flying over the Grandes Rousses mountain range will make for unforgettable moments.

For sports lovers there is an incredible mountain bike area with 265 km of tracks and 9 ski lifts open all summer.

L'Alpe d'Huez also hosts major events throughout the year such as the Tour de France. L'Alpe d'Huez and its 21 bends are one of the most important stages of this cycling competition.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€2,100,000

## Key Information

Internal Area:	128 sqm
Floor:	4
Property Features:	
• Fireplaces:	1

## Location: Auvergne-Rhône-Alpes



# Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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