

DESCRIPTION



A haven of peace and quiet, restored in the traditional style but designed with comfort and easy maintenance in mind.

A prestigious dwelling built from stone and local wood.

Being situated on the “Versant du Soleil”, the house has an extremely sunny location while remaining at the heart of the largest ski resorts in the Alps. The main dwelling is independent with 4 large, south-facing balconies that over-look the La Plagne ski-area.

Below the balconies there is a woodpile for the open fire and a small **garden** with a cherry tree and a pear tree. A fence with a wooden gate encloses the garden.

The main access to the **cellar**, under the house, is on the garden side. This high quality, humidity controlled cellar, which is buried on three sides and insulated, measures about 50m². (It contains around 1500 bottles of claret “**grands crus classes**”, Chateauneuf du Pape, etc, which are ageing nicely behind a security door).

Living area: the main entrance has a vaulted porch, protecting it from the snow. The entrance door has been restored, retaining the original period panels. Facing this door, there is an independent **vaulted reception hall** of around 50m². This hall was specially designed for entertaining. It can accommodate up to 36 guests (or up to 25 if you want to have enough space for dancing).

Behind the entrance door, there is a living room with a **mezzanine**. Opposite the mezzanine there is a large **period fireplace** with a cast-iron grate, surrounded on three sides by glass panels that fold away under the 2-level stone mantelpiece. The room also has a stone-built bar and a two-storey spiral staircase made from beech wood.

Next to the living room, there is a spare bedroom with fitted wardrobes and cupboards and an integrated **shower room**, with a thermostat controlled shower and a separate toilet.

It has a large, independent, south-facing balcony with cane furniture and chaises longues.

The spiral staircase gives access from the living room to the **first floor** which is also the **ground floor for the second entrance**.

This floor has a **dining room** with a **refectory table** and made to measure elm benches (2.80 x 1 linear metres, table thickness 70mm). It opens onto a south-facing **balcony** with cane furniture, barbecue and outdoor dining area.

A small, oak **fitted kitchen** with a stoneware double sink, copper coloured mixer/shower tap, gas hob, extractor hood, self-cleaning oven, integrated refrigerator and dishwasher with oak facing.

Before entering the dining room, you can wash your hands at the large green bronze washbasin with brass tap that is set into the wall.

A small room next to the kitchen serves as a **pantry**. It has an upright freezer and a washing machine.

There is a second toilet, again green bronze, next to this room.

The upper floor contains the **master bedroom** with its 14m long period beams, 1m60 wide king-size bed (2 x 80cm) with separate remote controls, a rustic washbasin, separate toilet, a sitting area with a coffee table, made from an artist signed statue, and a large fitted wardrobe. The south side is fully glazed and leads to an independent balcony.

On the lower floor, a door leads from the mezzanine to an **office** with a sliding picture window and a balcony.

Opposite the office, there is a **bathroom** with twin washbasins and a large mirror set into the tiling. There is a 2-person Jacuzzi bath with specially designed brushed steel and gold mixer taps and a heated towel rack.

The corridor leads to two bedrooms with fitted wardrobes, one of which has sliding French windows and a south-facing balcony.

There is a large wardrobe, at the end of the corridor, and a shoe cupboard next to the safety door, which leads to the **entrance hall** on the upper ground floor.

This second entrance is also protected by a **porch**. It is next to the remote controlled, wooden garage door, protecting it from the snow. The driveway has an automatic snow-clearing system, comprising heating elements, temperature probe and thermostat.

The **garage** has a sink, refrigerator and a washing machine/dryer.

The access to the 3 gites is via a concrete spiral staircase in the upper entrance hall.

They each have safety doors, two have balconies, the other has two balconies.

They could easily be converted into spare rooms or children's apartments, etc.

The **doors** are made from **solid wood** with **brass handles** and external **security locks**. **One key opens all the exterior doors** except for the cellar. All the rooms have television sockets (currently 5 televisions).

There is a **mini-telephone exchange** with **6 portable, extra-flat telephones** which are connected by an interphone system.

There is a "**Numeris**" digital line connected to a computer for internet use and another telephone/fax line for the office. There are two exterior, infra-red surveillance cameras and an external lighting system controlled by a motion detector.

There is a wall mounted fuse box, fitted with bipolar circuit breakers, for each floor (5 for the main house) and for each of the separate parts of the house.

The house has both thermal and acoustic insulation.

There is an electrical appliances programming system.

The current electricity cost, including hot water, for use as a main residence is 13,500 FF. There is parking space next to the house.

The structure of the house was designed by a reinforced concrete engineering firm and the building was carried out by a large construction company. Other work was carried out by local tradesmen and craftsmen. The furnishings and the wine collection are also available for sale but not included in the asking price.

