



SAINT-LARY-SOULAN – PLA D'ADET / FRONT DE NEIGE

---



SELLING PRICE : 750 000 €

---

CONTACT : ROSE DE BAYSER - MOBILE PHONE +33561757065

EMAIL : R.DEBAYSER@BARNES-INTERNATIONAL.COM

---

46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

In the heart of the Pla d'Adet resort, at the foot of the slopes and enjoying exceptional panoramic views of Aure vallée, this 1970s chalet was completely renovated in 2015 using high-end materials.

Spanning approximately 150 sqm over three levels, it offers a warm and contemporary setting combining comfort, elegance and a mountain atmosphere.

On the first level, a functional entrance hall with plenty of customised storage space, including a heated cupboard for ski equipment, leads to a kitchen opening onto a cosy living room with a fireplace, extended by a terrace facing the peaks. A bedroom with an en-suite shower room, also opening onto the terrace, and a separate toilet complete this level.

On the lower floor, the sleeping area offers two bedrooms equipped with bunk beds, a desk, built-in storage and balconies, a bathroom with a Jacuzzi bath, a separate toilet, a utility room, and a master suite with its own shower room with a spa shower and private toilet.

On the upper level, a fourth bedroom with shower room, a hallway with cupboards, a sauna, a shower and a rare wellness area comprising a jacuzzi pool and a counter-current swimming pool benefit from a bay window opening onto a terrace with spectacular views of the mountains.

An exceptional family chalet, ideally located on the snow front, combining luxury amenities, optimised space and magnificent views for a unique mountain experience in Saint-Lary-Soulan.

## CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	150 m <sup>2</sup>
Land area (m2) :	3,000 m <sup>2</sup>	room number :	7	Bedrooms :	5
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	en cours	Gaz consumption assessment :	en cours
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
TOULOUSE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

---

46 RUE DU LANGUEDOC  
31000 TOULOUSE



PHONE : +33 5 61 75 70 65  
TOULOUSE@BARNES-INTERNATIONAL.COM