

# TESSERA REAL ESTATE



RARE OPPORTUNITY TO ACQUIRE AN EXCLUSIVE  
LE FORNET CHALET  
PRICE - 4 995 000 €

(AGENCY FEES ARE AT THE COST OF THE SELLER)



TESSERA REAL ESTATE VAL D'ISERE / TIGNES

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## A SAFE AND ATTRACTIVE INVESTMENT IN A 175.5M2 PROPERTY NESTLED IN THE HAMLET OF LE FORNET

### FLOORPLANS



GARDEN LEVEL

GROUND FLOOR

FIRST FLOOR

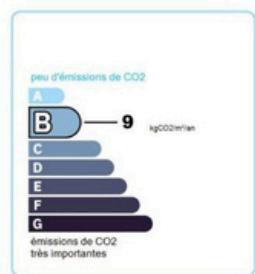
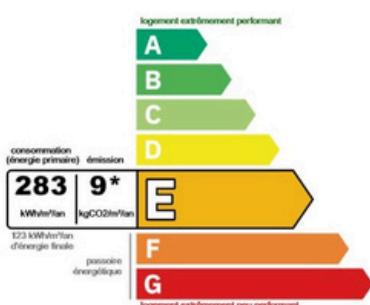
### LOCATION - LE FORNET



### ENERGY DIAGNOSTICS

Performance énergétique et climatique

\* Dont émissions de gaz à effet de serre.



**TAXE FONCIÈRE:  
3 086 € PER YEAR**

Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.  
Pour l'améliorer, voir pages 5 à 6

Ce logement émet 1657 kg de CO<sub>2</sub> par an, soit l'équivalent de 8583 km parcourus en voiture.  
Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)

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## EXCLUSIVE DETACHED CHALET LE FORNET, VAL D'ISÈRE

### CHALET FEATURES - 175.5M<sup>2</sup>

- Rare investment opportunity
- Impressive master bedroom with ensuite and shower
- Children's dormitory with dedicated playspace
- Bright living room with open fireplace
- Large terrace to enjoy the views
- Open plan kitchen and dining room
- Unspoilt mountain views
- Authentic Val d'Isere hamlet
- Recent construction (2010)
- 2 double bedrooms each with ensuite
- Study
- 30m<sup>2</sup> garage with ski and ski boot storage
- perfect layout for large families and groups

### DETAILS

Le Fornet is one of the most unspoilt and authentic hamlets in Val d'Isère. Just a few minutes from the resort centre, it enjoys a peaceful setting and a much appreciated village atmosphere. The chalet benefits from easy access to the ski area thanks to the Fornet cable car and the free shuttle bus, which runs all day and late into the night, connecting the hamlet directly to the heart of Val d'Isère.

In winter, it is renowned for the snow sure runs, exceptionnal off piste and the Pissaillas glacier. In summer, Le Fornet becomes the ideal starting point for hiking, cycling and outdoor activities, with some of the most spectacular scenery in the valley.

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