



# La Valloise

Champagny-en-Vanoise (73)

*A paradise of authenticity*

OUTRIGHT PURCHASE APARTMENTS

Sold in the UK  
by

**Erna Low**  
PROPERTY





*La Valloise,  
your future  
refuge.*

## Champagny-en-Vanoise

### The best the mountain can offer

Welcome to Champagny-en-Vanoise, land of well-being and leisure. Enjoy multiple activities such as mountain biking, hiking, via-ferrata, paragliding or cross-country skiing to explore the region!

Family hikes or more challenging routes, access to glaciers, skiing, mountain biking, climbing, trail running, fishing... Winter and summer, take full advantage of what the mountains have to offer. Discover a haven of conviviality in the middle of Paradiski and benefit from the exceptional sports facilities of this immense area. Discover the Parc de la Vanoise, one of the most beautiful natural parks in France, its fauna and flora and find you in harmony with nature. Champagny-en-Vanoise is also a preserved and renowned valley, very easy to access for easy escape.





# La Valloise

## At the foot of all your desires

Authentic and friendly, La Valloise is a charming residence with 16 apartments. It takes its name from the contraction of vallon which refers to the splendid Vallon of Champagny-le-Haut and Vanoise. It has balconies or large terraces for all the apartments and fits perfectly into its environment thanks to the interplay of roofs and a construction that hugs the ground. Light wood cladding, stone facing in the basement, beams, gray slate stone roofing... The structural features and materials affirm the mountain character of this functional residence (Lift at all levels, 21 parking spaces, some of which are closed, 41 ski lockers, 2 bike rooms).

*Living rooms with generous surfaces.*



*All apartments have a terrace or balcony.*



# You deserve the best

## Comfort: benefits for you

- Tiles format 45 x 45 cm in enamelled stoneware, with acoustic insulation.
- Bedrooms with engineered parquet flooring and matching skirting boards.
- Walls and ceilings finished in smooth white paint.
- Interior blackout blinds for roof windows.
- Interior doors, frames and cupboard doors in solid wood.
- Ski lockers.

## Exterior: more beautiful views

- Balconies and terraces with wooden deck covering.
- Wooden exterior joinery in double glazing, thickness according to calculation of thermal and acoustic insulation.
- VELUX type roof windows for attic apartments.
- Wooden shutters and/or motorised roller shutters.<sup>(1)</sup>

## Bathroom: it's clean

- Walls with 25x40cm earthenware, straight installation, full height in line with baths and shower trays.
- Vanity unit with storage.<sup>(1)</sup>
- White shower and bathtub.<sup>(1)</sup>
- Towel radiator.
- WC with suspended and dressed toilet.

## Heating: first degree efficiency

- Collective heating by air/water heat pump, with underfloor heating in living rooms, kitchens and bedrooms.
- Regulation by room thermostat and individualization of consumption.
- Standby ducts for pellet stove in the apartments.<sup>(1)</sup>

## Security: sorry, it's (well) closed!

- Videophone between the entrance of the residence and the accommodation.
- Anti-burglary landing doors.
- Boxed or unboxed individual parking spaces.<sup>(1)</sup>
- Vehicle access by metal door with electric remote control.

## Kitchen: who is the chef?

- Equipped kitchens for T2 and T3:
- High and low units, laminated worktop and credenza with an oven location and a refrigerator location.
- Ceramic hob, visor hood, sink, drainer, mixer tap.
- T4, T5 and T6: kitchens with waiting arrivals and evacuations.

<sup>(1)</sup> According to architect's plans.



*A verdant paradise in summer.*



## What's new?

If the new properties rhymes with comfort, it is even more true the mountain where thermal insulation is essential. Buying a new apartment in a second home means making sure you enjoy each stay serenely by avoiding small jobs of all kinds. Come in, all you have to do is relax!

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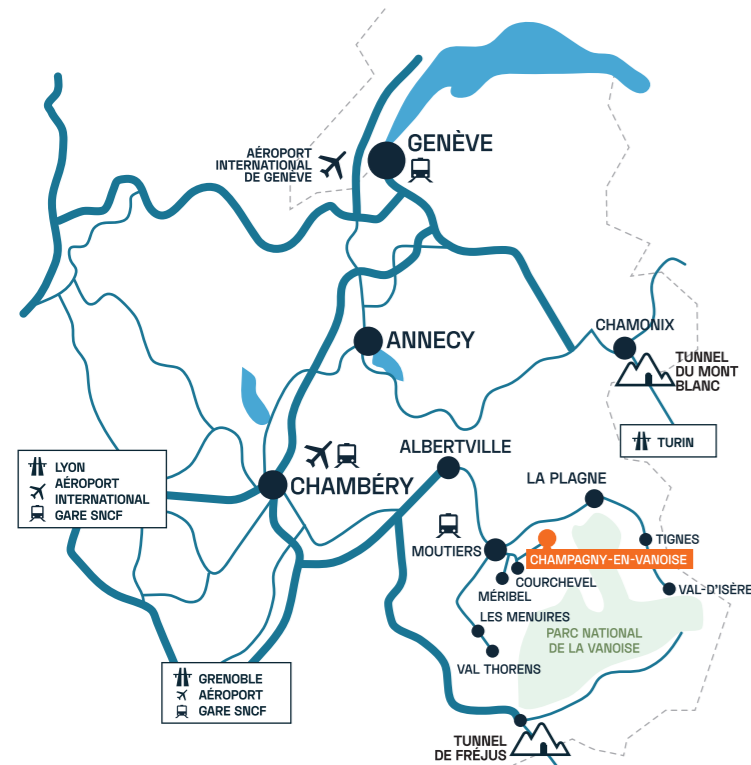
# At the heart of all leisure activities

## La Valloise

Rue Ambroise Croizat  
73350 • Champagny-en-Vanoise

Located on the upper part of Champagny, the residence offers easy and quick access to the valley and the gondola to reach Paradiski. It is also close to all services (supermarket, bakery, ski rental, etc.).

Take advantage of the proximity of services and numerous leisure facilities in the town: swimming pool with wellness area (sauna, hammam, jacuzzis), skate park, multisport ground and playgrounds, tennis courts, cinema, library, dairy cooperative, bakery, restaurant, etc. And just a few kilometers away, escape to Bozel, Courchevel and Brides-les-Bains!



### By foot

- Bus Stop: 1 min
- Supermarket: 2 min
- Boulangerie: 4 min
- Ski rentals: 5 min
- Cable Car: 7 min

### By Car

- Vallon de Champagny: 5 min
- Espace Glacialis: 10 min
- Bozel: 8 min
- Courchevel: 23 min
- Brides-les-Bains: 20 min

### Transports

- SNCF Moutiers Station: 30 min
- SNCF Albertville Station: 45 min



### The future is written here

Its authenticity and its exceptional natural setting as well as the activities on offer make Champagny-en-Vanoise the ideal place to enjoy many leisure activities all year round. In summer, hiking is the most practiced activity and the frequentation of resorts is increasing from year to year. Investing in La Valloise is therefore the guarantee of benefiting from strong demand for rentals in summer and winter when you are not the one enjoying the region.

Still wondering where to buy your second home? Look no further, you have just found a place of pleasure in the heart of nature and a wise investment for the future.



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