

VILLA ALMELLINA ESTATES

ITALIAN ALPS

HOLIDAY HOME GRAND CHALET VERANDA

LUXURY SKI CHALET FOR SALE IN LIMONE PIEMONTE

*At a 5 min walk to Limone old town and the slopes
Available now for sale (customisation possible /concept
design).*





ENJOY
THE BEAUTY
OF LIMONE'S NATURE IN
ALL SEASONS.



CONCEPT DESIGN 2 CHALETS CONNECTED


5,500 EURO/SQM

GUIDELINE PRICE PER SQUARE METER (GROSS FLOOR AREA) CIRCA 5,500 EURO, WITHOUT CONSIDERING THE OUTSIDE AREAS.

THE PRICING GUIDELINES FOR HOLIDAY HOME CHALET VERANDA, IS 2.95 MIL EURO FINISHED IN THE PREMIUM SPECIFICATION (PLUS INTERIOR DESIGN SOLUTION, TRANSACTIONS COSTS AND TAX).



Example images from other completed chalets

The background image shows a warm, rustic interior of a wooden chalet. The ceiling is vaulted with exposed wooden beams. The walls are clad in horizontal wooden planks. A bed with white linens is visible on the right, and a wooden table with a lit candle is in the foreground. A large window with a white curtain is on the left.

CONCEPT DESIGN

A SPACIOUS AND LARGE 5/6 BEDROOM CHALET

Two house connected offer a very large
585sqm (gross floor area including garages)

Chalet with 5 or 6 bedrooms,
a private SPA with indoor swimming pool,
game/TV room, 3 garages (80sqm)
with 4 parking spaces and
245sqm of gardens and terraces.



Example images from other completed chalets.

PRIVATE SPA & INDOOR SWIMMING POOL

By far one of the favorite rooms of the chalet. Relax in the private spa with indoor swimming pool after a day of skiing in winter or hiking in summer, or indulging in a luxurious relaxing moment of wellness.



Example images from other completed chalets.

FULLY EQUIPPED KITCHEN

The Chalet is designed with a fully equipped Aga kitchen outfitted with high quality equipment and finishings (Interior Design Solution).

Custom cabinets are designed for functional and maximised storage of kitchenware and provisions.



CONCEPT DESIGN GRAND CHALET VERANDA PROPERTY FEATURES

Entrance & Garden level (HHGC2): Living and dining area, guest toilet and a bar area.

Entrance and Garden level (HHC6): Kitchen, dining area and lounge area.

Bedrooms level (HHGC2): 2 bedrooms and 2 bathrooms.

Bedrooms and Playroom level (HHC6): 2 bedrooms, 2 bathrooms and playroom area.

Private SPA and Indoor pool level (HHGC2): Complete SPA with Turkish Bath shower, Finnish sauna, lounge area and indoor swimming pool and WC.

Loft (HHGC2): Exceptional loft studio panoramic space.

Garage Level A HHGC2): Double car lock-out garage.

Garage Level B (HHC6): Double car lock-out garage.

Located in the prestigious Villa Almellina Estates in Limone Piemonte just a five minute walk to the village and the ski slopes.

ENJOY LIMONE



WORLD CLASS SKIING

Limone offers amazing skiing and is actually one of the oldest ski resorts in Italy. It offers skiing for all levels and has a ski school and activities for children. During summer it's a great mountain getaway.



AUTHENTIC ITALIAN VILLAGE

Limone offers an authentic Italian mountain village experience where you can enjoy delicious homemade Italian cuisine, regional products and the warm atmosphere that Italy is famous for.



CONVENIENT LOCATION

Located just 85km from Monaco with train service in the village is what makes Limone a highly convenient place to ski that's easy to get to. 90 mins from Nice and Turin airports



Example images from other completed chalets

CRAFTED FOR COMFORT

A sense of wellbeing in every room...

INTERIOR DESIGN

A thoughtfully planned interior design offers maximal comfort in every room with a warm and inviting contemporary mountain style decor.



Example images from other completed chalets

HIGH QUALITY MATERIALS & FINISHINGS

High quality materials and finishings are chosen to provide modern comfort and built with Italian craftsmanship.

Large panoramic windows offer beautiful views of the outside gardens and terraces and the mountains. All the chalets are designed and constructed with the most advanced environmental friendly building techniques.

Customisation is very welcome, subject to feasibility, planning restrictions and building site planning.



VILLA ALMELLINA SITE PLAN

AVAILABLE FOR SALE

Holiday Home Grand Chalet Veranda
Holiday Home Grand Chalet 2
Holiday Home Chalet 2 (available for immediate occupancy).
Holiday Home Chalet 6

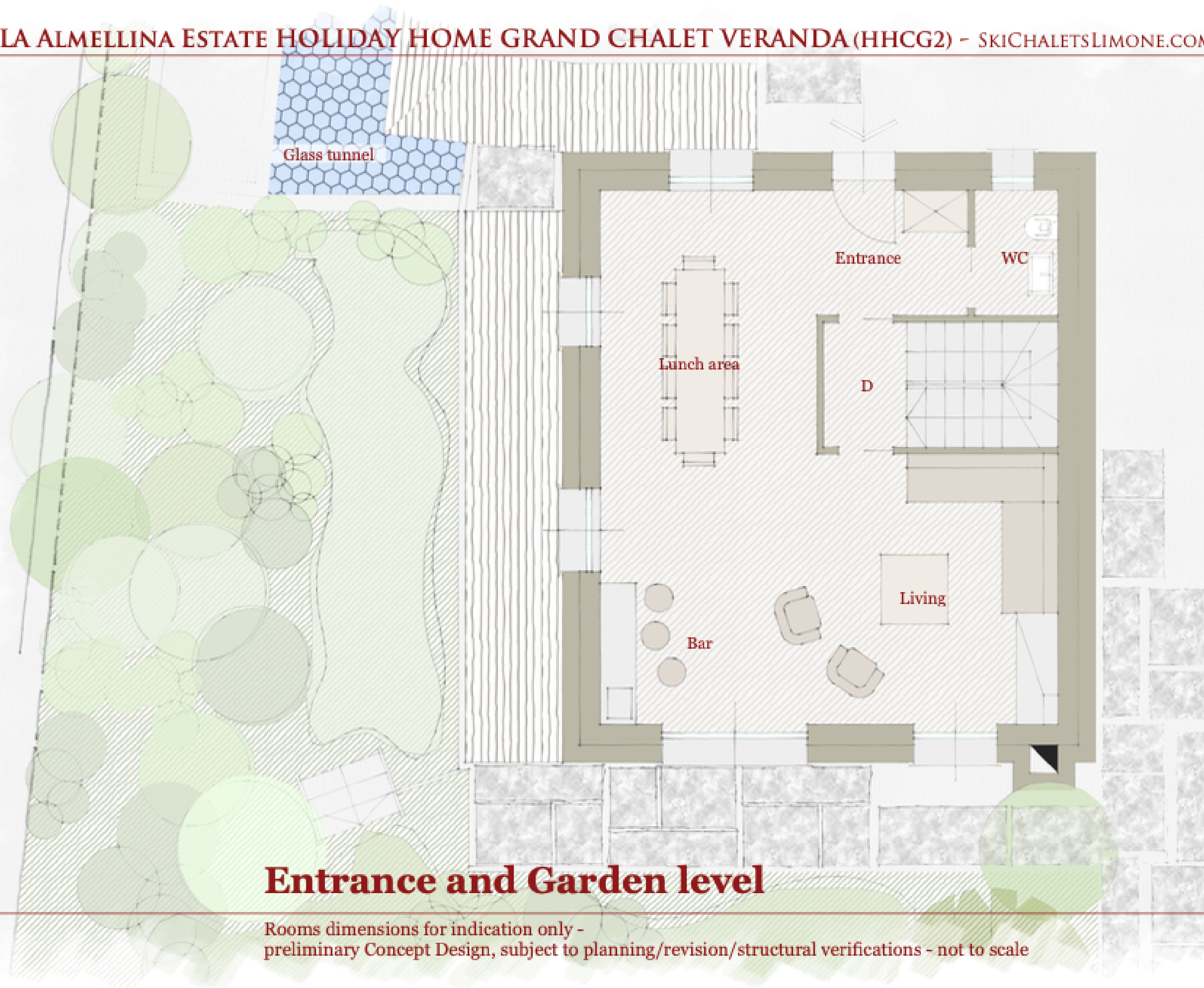
AN IDEAL LOCATION

At 5 minutes walk to the ski slopes and the old village.

85km from Monaco.

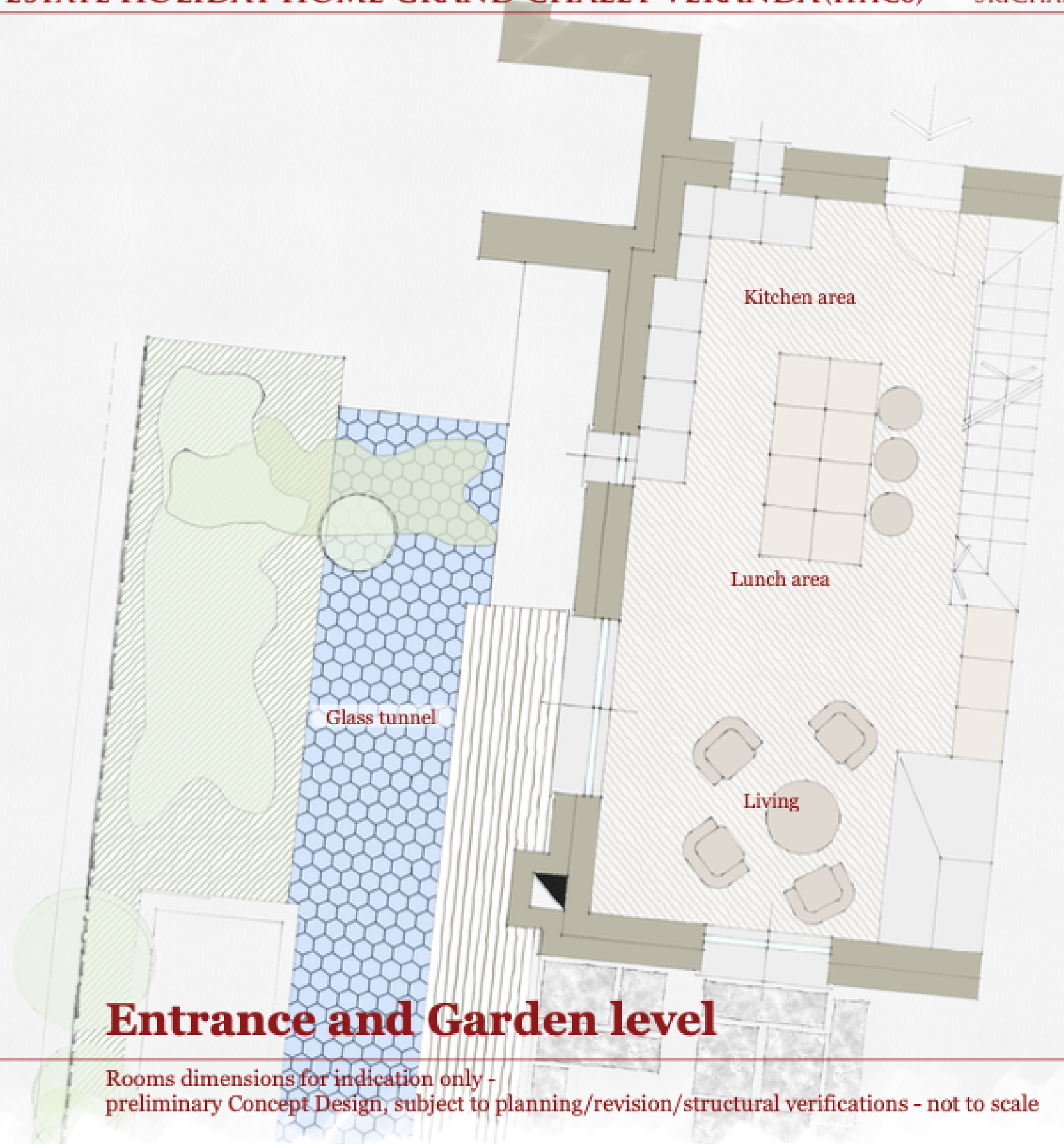
2 hours drive from Nice & Turin airports.

1 hour to French and Italian riviera.



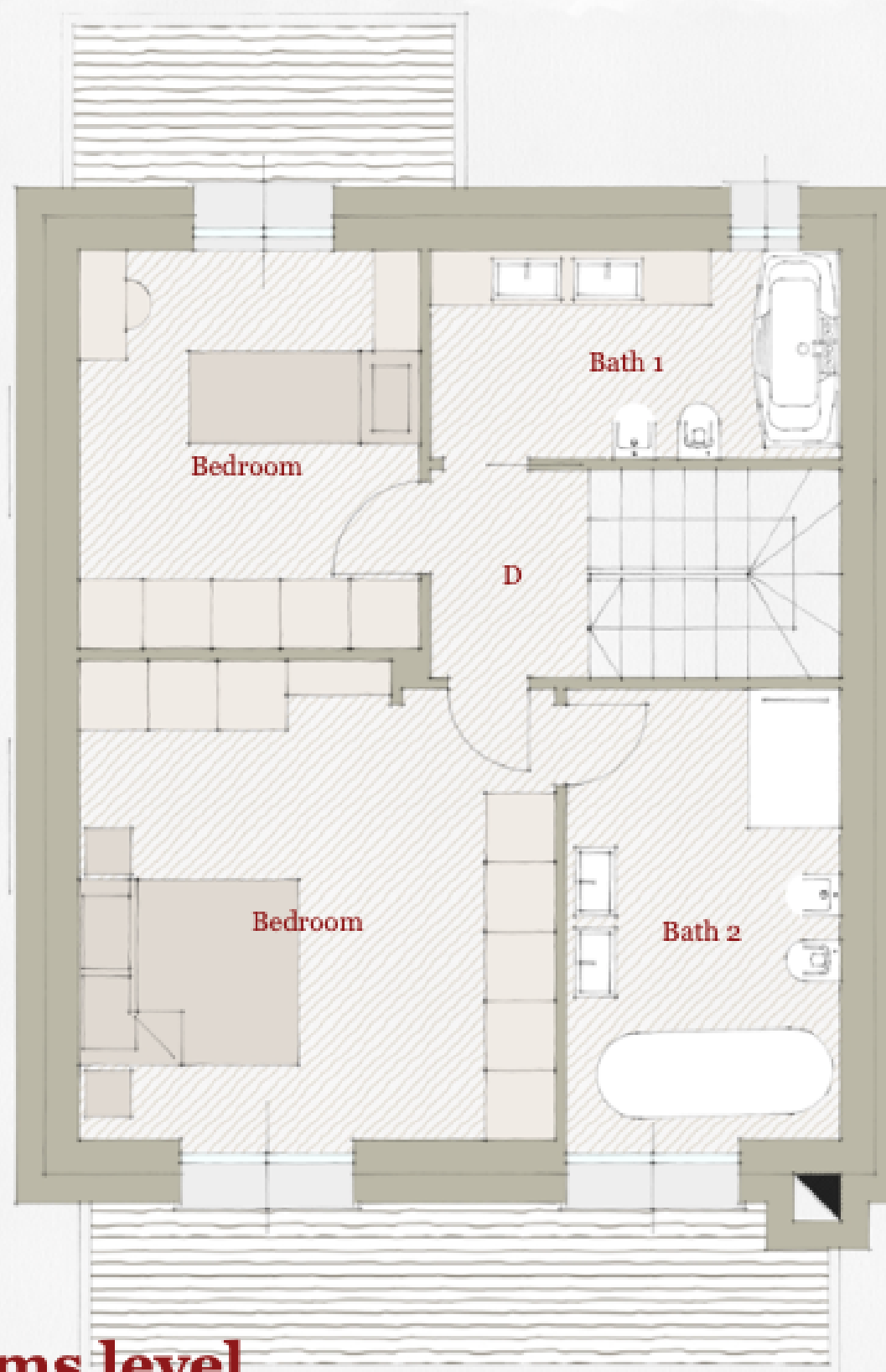
Entrance and Garden level

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale



Entrance and Garden level

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale



Bedrooms level

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Bedrooms and Playroom level

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale



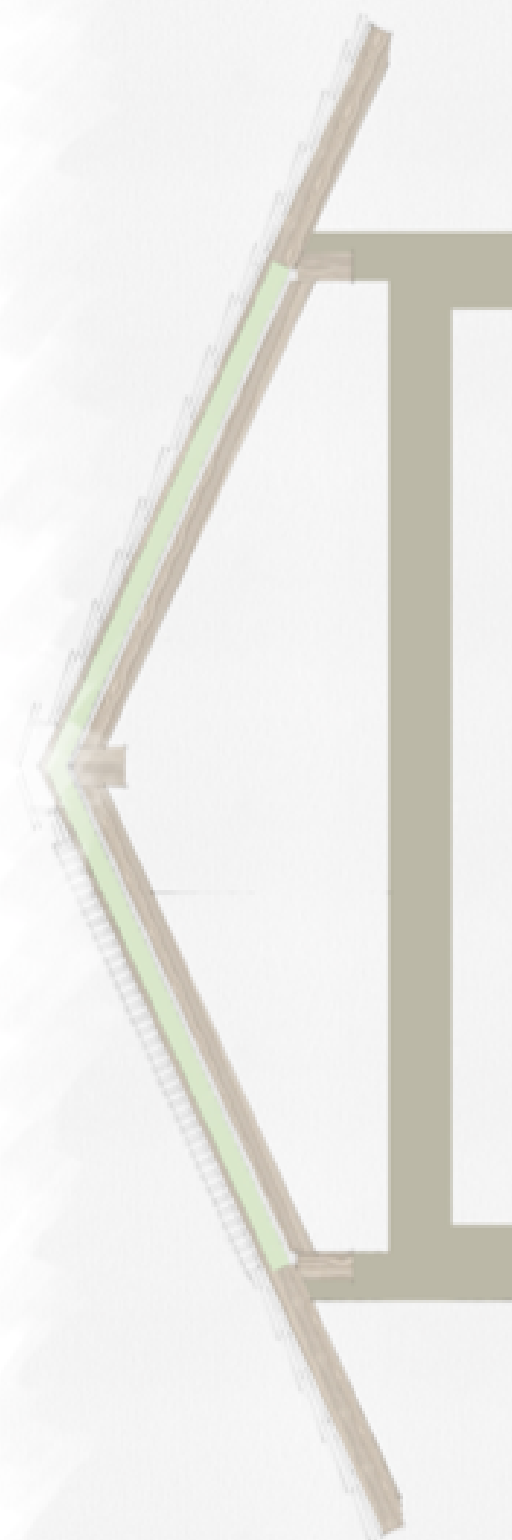
Bedrooms level

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale



Salus per aquam level

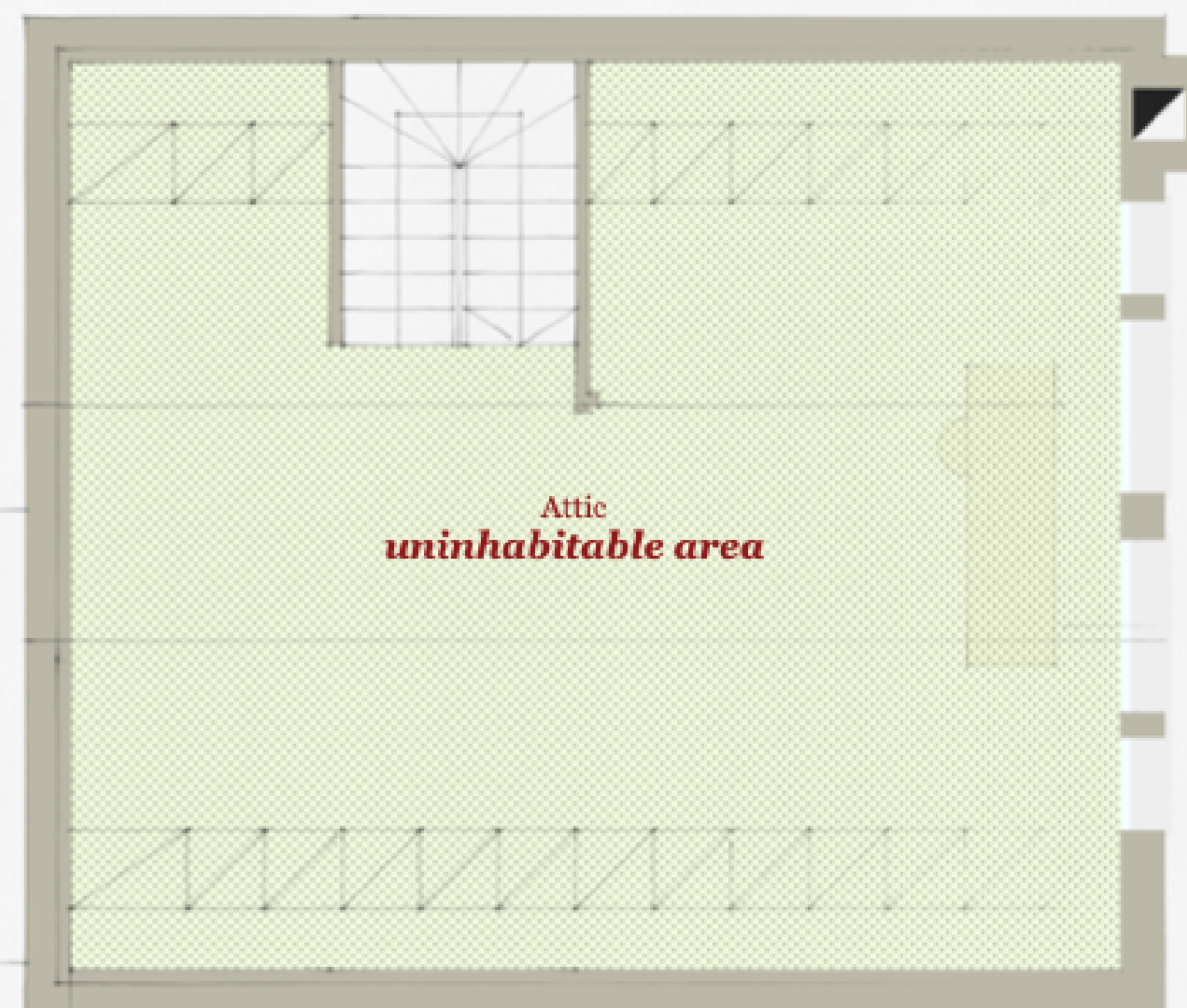
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PLEASE NOTE:

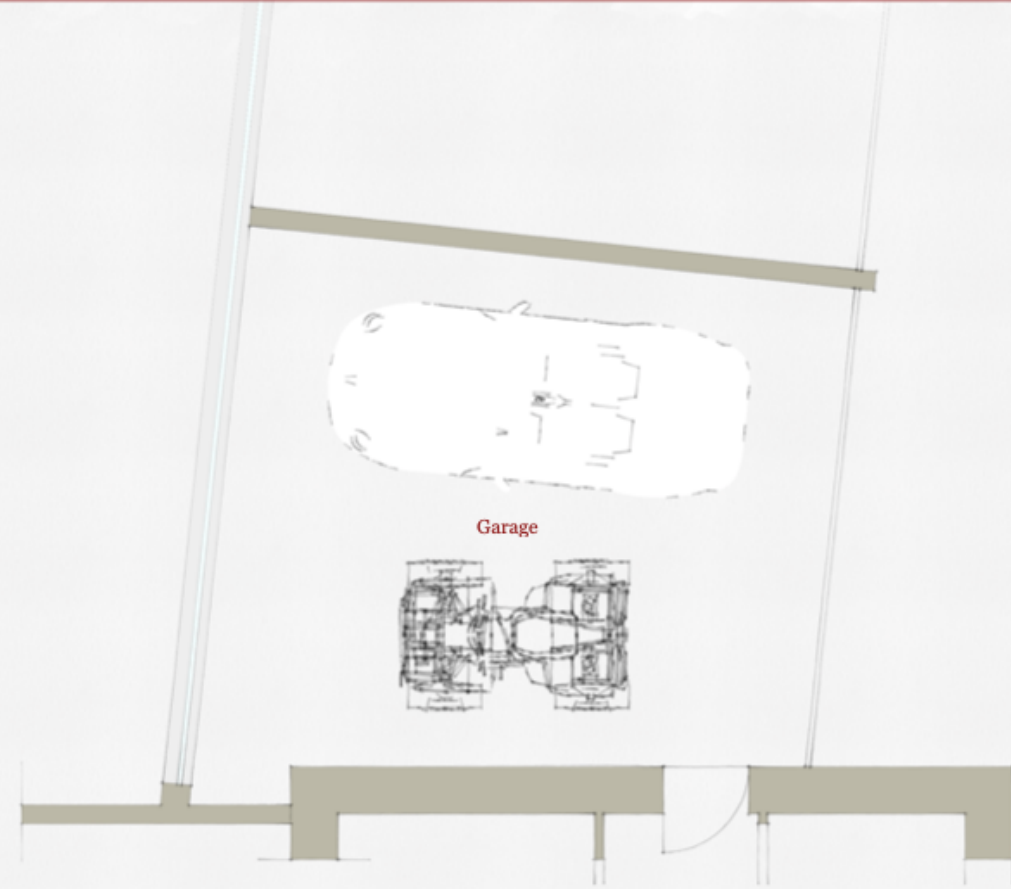
- the plants represented are for illustrative purposes only,
- the dimensions indicated refer to the architectural project and are subject to variations due to the insertion of the load-bearing structures of the building, technological systems, finishes and coverings;
as regards the final definition of the plano-volumetric distribution of the new buildings and of the areas subject to future splitting and consequent identification as "non-censurable common parts" and private gardens, these may be susceptible to variations due to cadastral inconsistencies and/or better definition of the intervention in the executive planning phase.

The sale is carried out as a lump sum; the internal and/or external measurements that may be reported in the documents are provided for indicative purposes only



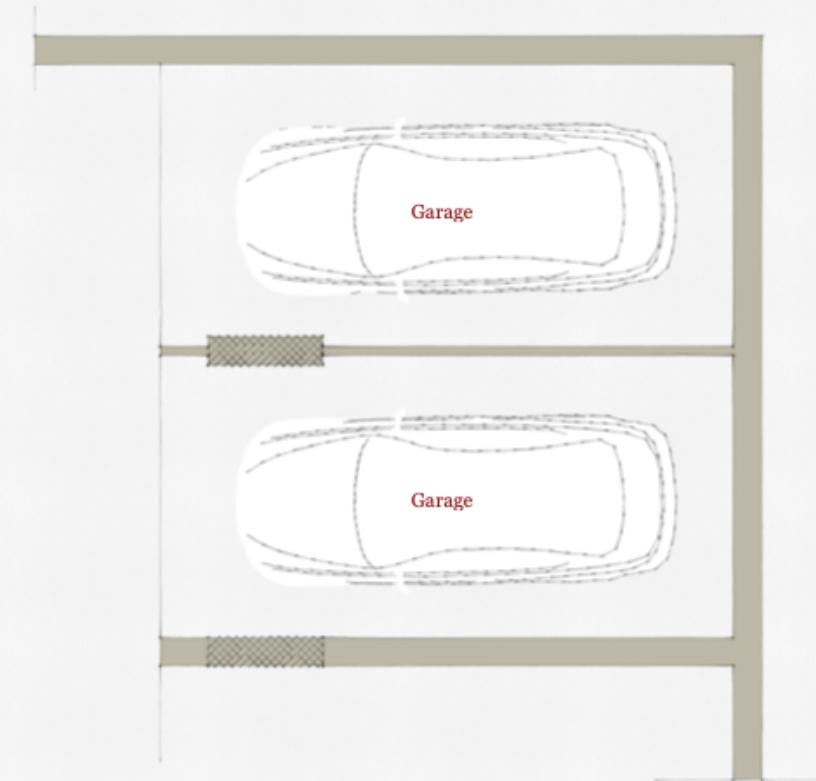
Loft

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale



Garage level A

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Garage level B

Rooms dimensions for indication only - preliminary Concept Design, subject to planning/revision/structural verifications - not to scale

AN IMPORTANT NOTICE

Please note that:

- We have no authority to make or give any representations or warranties in relation to the Properties. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
- All areas, measurements and distances are approximate (if square meters indications are supplied they normally refer to gross floor areas). All texts, photographs and plans are for guidance only and are not necessarily comprehensive.
- Some of the properties are residential others are "Holiday Homes" (which refers to what contained into Piedmont Regional Law no 13 dated August 03 2017 and subsequent modifications and/or regulations), please contact us for further details and seek appropriate legal advice.
- Properties are delivered in accordance with the Standard Specifications. Fitting and furniture as well as our Interior Design Solutions and our Premium Specifications are not included in the prices shown, which are pricing guidelines.
- The pricing guidelines are expressed in euros, do not include VAT or transaction costs, and do not include parking spaces and/or garages. All informations is subject to change at any time without notice.
- The loft conversion planning permission will allow the new owner to create an additional room with en-suite bathroom, as well as a terrace at the top floor (floor plan below). Please note that only the planning permission is included in the pricing guideline of the Chalet and not the work to actually convert that area

To discuss it further, please call us **+44 (0) 207 851 4456** or write to us, we will contact you back.

CONTACT INFORMATION

GET IN TOUCH

FOR SALES INFORMATION:

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*All visits by appointment only.

