

VILLA ALMELLINA ESTATES

# HOLIDAY HOME CHALET NO. 2

*LUXURY SKI CHALET FOR SALE IN LIMONE*

*At a 5 min walk to Limone old town and the slopes*  
***Available now for sale and immediate occupancy***







# FULLY FURNISHED & READY FOR THIS WINTER SKI SEASON !!

**5,000 EURO/SQM**

THE PRICING GUIDELINES FOR HOLIDAY HOME CHALET NO 2, IS 1,490,000 EURO FINISHED WITHOUT FITTING AND FURNITURE (PLUS TRANSACTIONS COSTS AND TAX).

WITH THE INTERIOR DESIGN SOLUTION FOR FITTING AND FURNITURE (PREMIUM PACKAGE) + 85,000 EURO. WITH THE LOFT CONVERSION PLANNING PERMISSION (WITHOUT IT BEING BUILT) + 40,000 EURO.









## FULLY EQUIPPED KITCHEN

The chalet offers a fully equipped and outfitted kitchen with high quality equipment and finishings.

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

## PRIVATE SPA

By far one of the favorite rooms of the chalet. Relax in the private spa and jacuzzi tub after a day of skiing. or for indulging in a luxurious relaxing moment of wellness.







# CHALET 2 PROPERTY FEATURES

**On the Bedrooms level:** a spacious master bedroom with en-suite bathroom (and access to the south facing terrace), two additional bedrooms with a bathroom.

**On the Loft level:** an additional loft area (approx 28/30 square meters gross, for a master bedroom with en-suite bathroom and balcony) has been designed and it is in the process of being investigated, subject to planning.

**On the Garden level:** a blissful lounge with a fully equipped open plan kitchen, dining area, large fireplace and a bathroom. Access to the private garden.

**On the Entrance level:** two additional bedrooms, one bathroom, and luxurious private SPA.

**On the Garage level:** large garage, second garage, laundry room and cellar.

**South facing presentation** and enjoys beautiful views towards the east



# 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





# 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.



## HIGH QUALITY MATERIALS & FINISHINGS

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

This is a rare opportunity to purchase a newly finished and interior designed holiday home Chalet of circa 257 square meters gross internal floor area + exterior balconies/garden + circa 50 sqm of garages (gross internal area). The creation of an additional loft area (approx 28/30 square meters gross) can be investigated, subject to planning.





# VILLA ALMELLINA SITE PLAN

## AVAILABLE FOR SALE

Holiday Home Grand chalet 2  
Holiday Home Chalet 2 (Available for immediate occupancy,)  
Holiday. Home Chalet 6

## AN IDEAL LOCATION

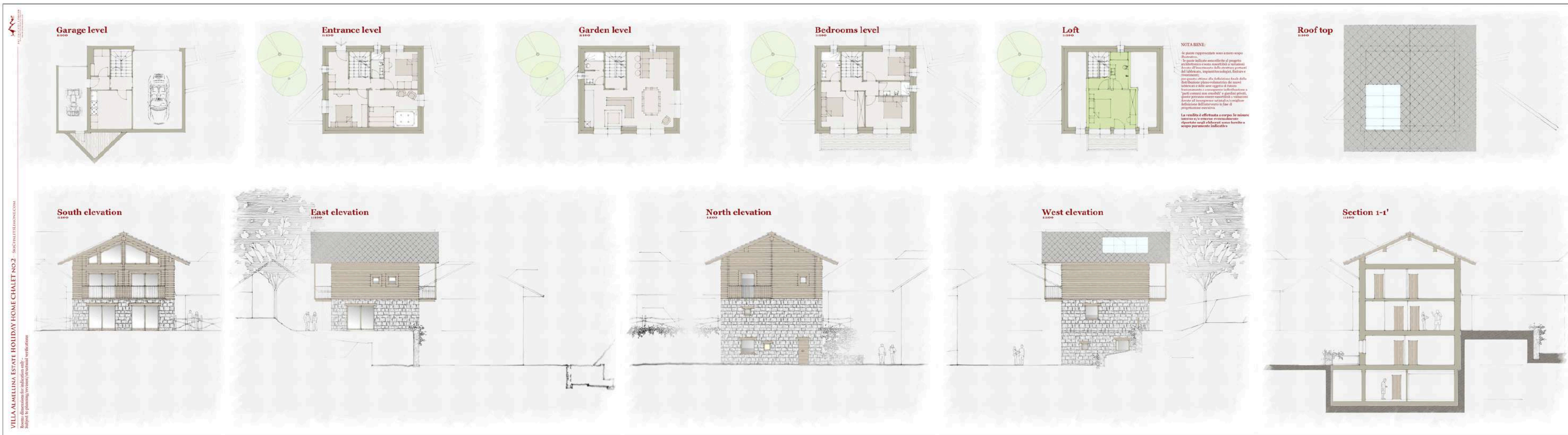
At 5 minutes walk to the ski slopes and old village.

85km from Monaco.

2 hours drive from Nice & Turin airports  
1 hour to French and Italian riviera.



# FLOOR PLANS



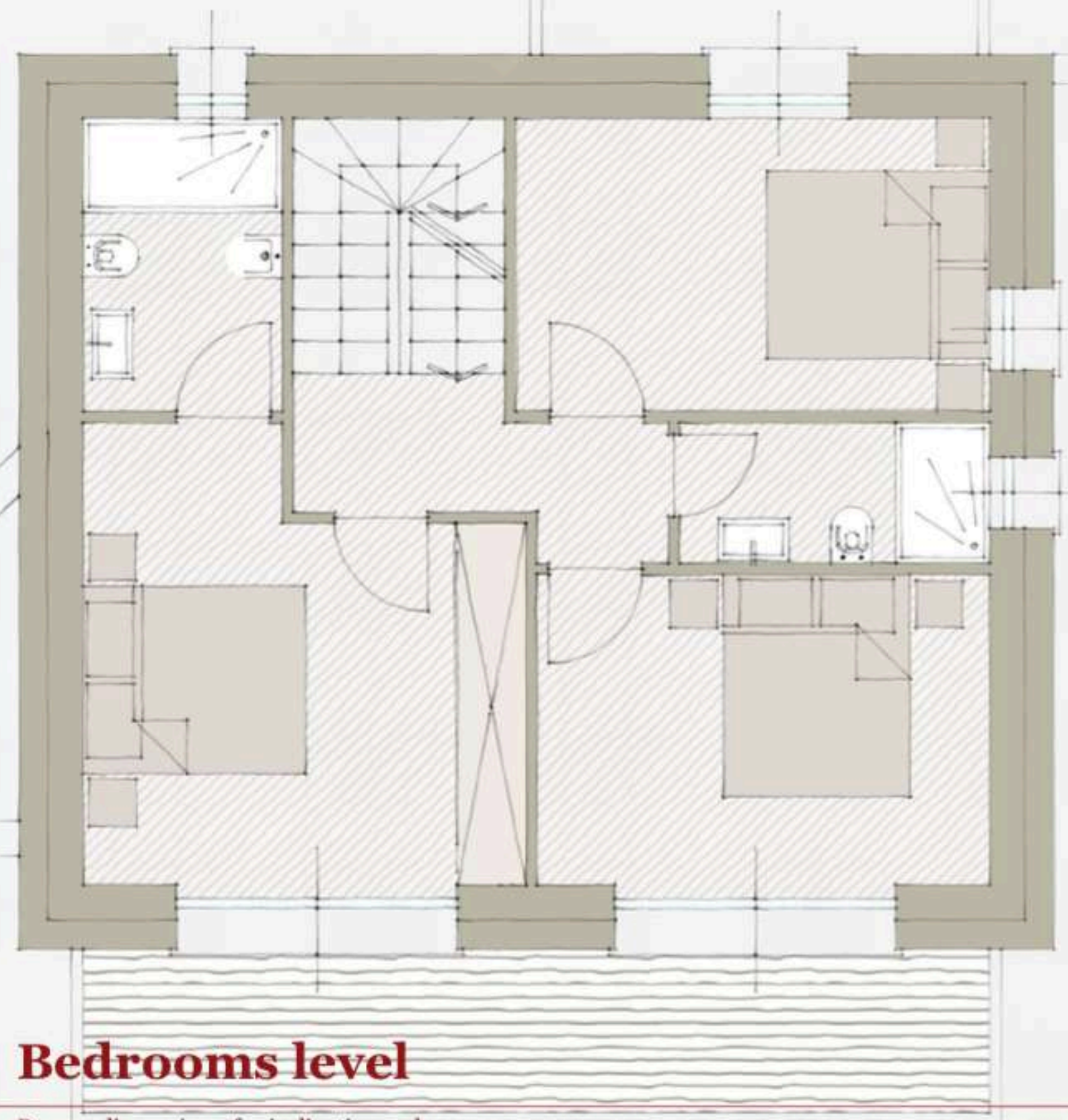
## AN IMPORTANT NOTICE

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 and/or our Furniture Packages (Standard and/or Premium) are never included in the prices shown / advertised, which are always to be intended as pricing guidelines, for indication only.
- The pricing guidelines are expressed in euros, do not include VAT or transaction costs, and do not include parking spaces and/or garages and/or fitting and furniture. All information is subject to change at any time without notice, and it is provided for indication only.

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

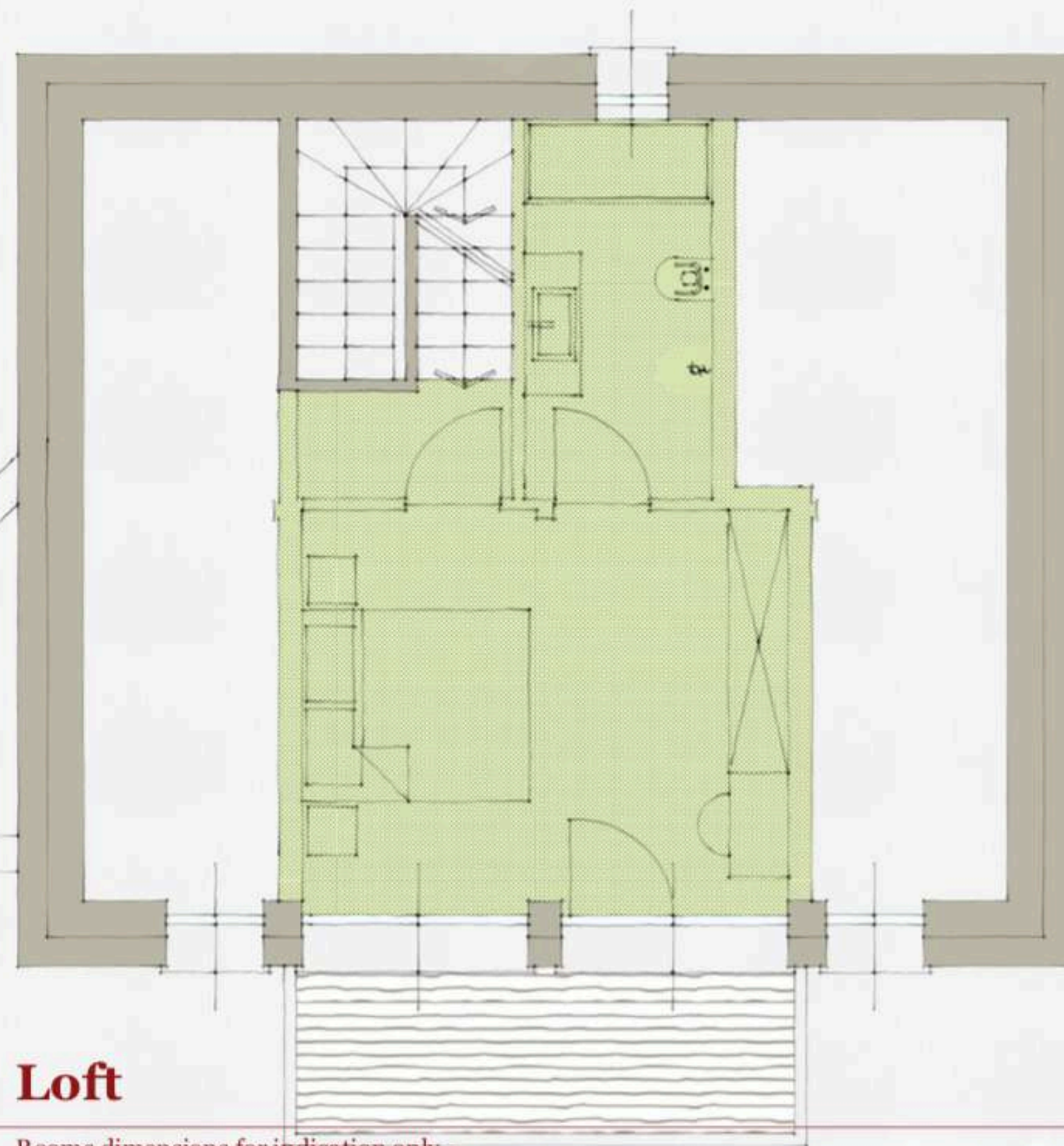




## Bedrooms level

Rooms dimensions for indication only -  
Subject to planning/revision/structural verifications - not to scale





## Loft

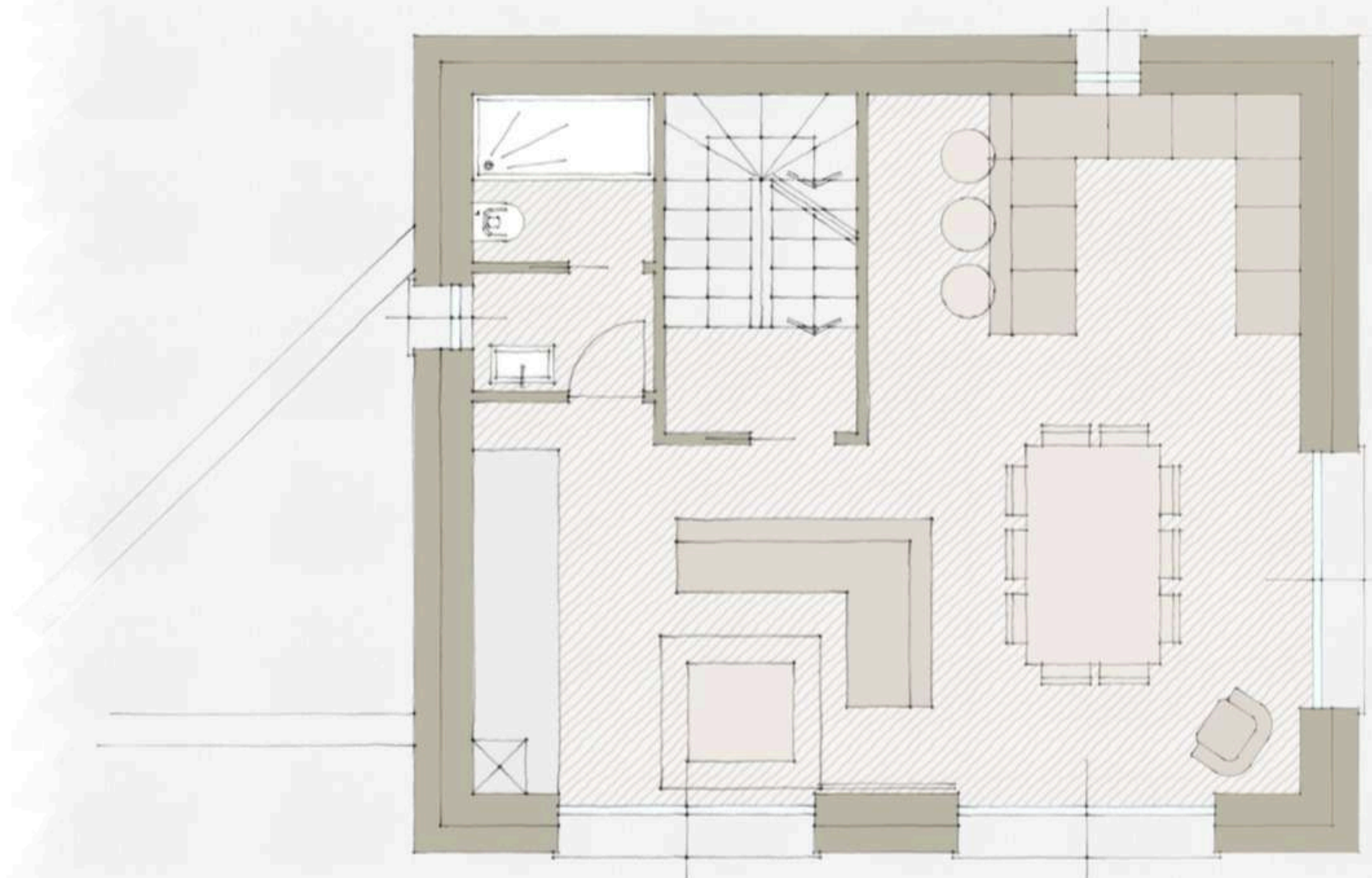
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### NOTA BENE:

-le piante rappresentate sono a mero scopo illustrativo,  
- le quote indicate sono riferite al progetto architettonico e sono suscettibili a variazioni dovute all'inserimento delle strutture portanti del fabbricato, impianti tecnologici, finiture e rivestimenti;  
per quanto attiene alla definizione finale della distribuzione plano-volumetrica dei nuovi fabbricati e delle aree oggetto di futuro frazionamento e conseguente individuazione a "parti comuni non censibili" e giardini privati, queste potranno essere suscettibili a variazioni dovute ad incongruenze catastali e/o migliore definizione dell'intervento in fase di progettazione esecutiva.

**La vendita è effettuata a corpo; le misure interne e/o esterne eventualmente riportate negli elaborati sono fornite a scopo puramente indicativo**

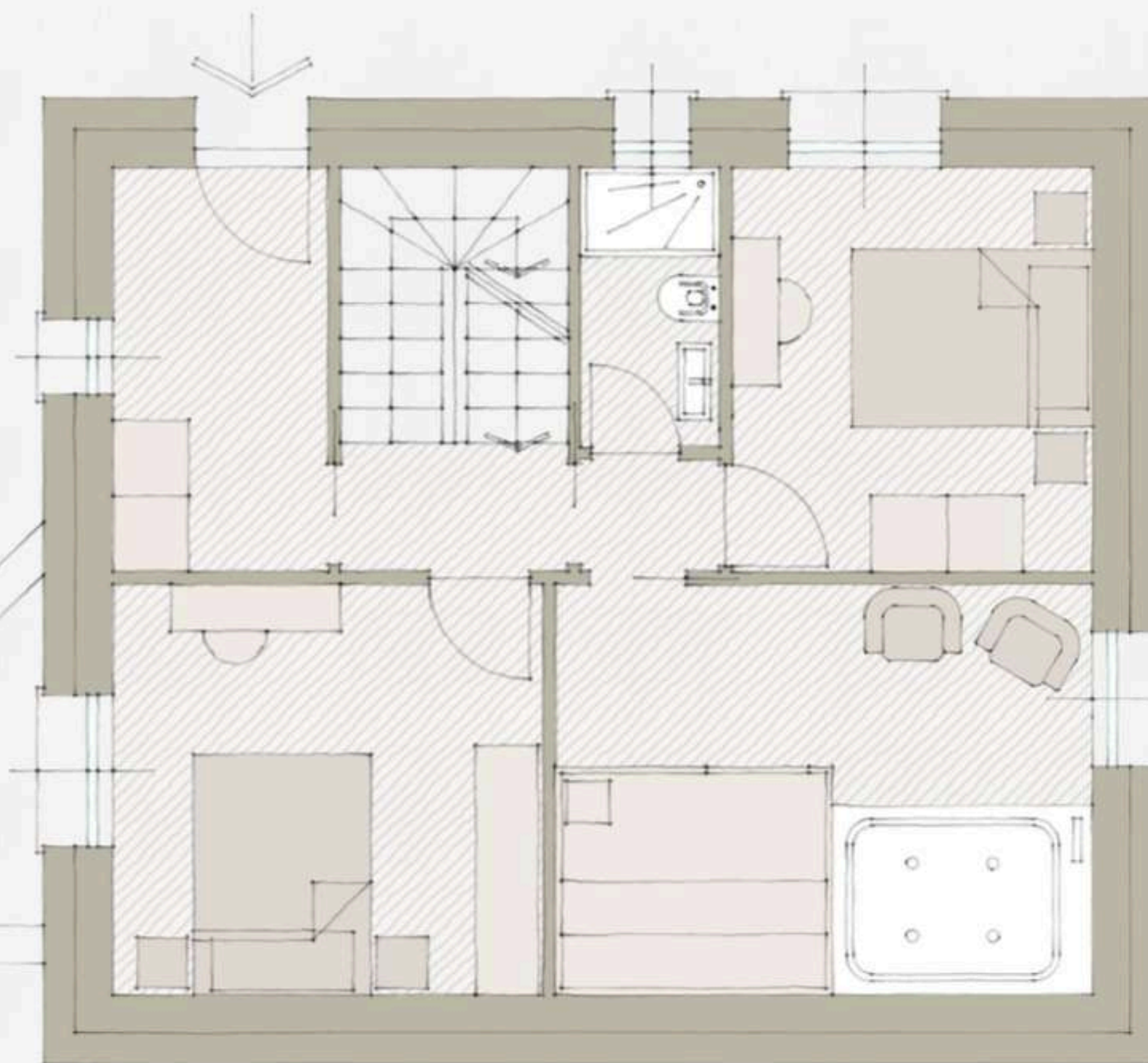




## Garden level

Rooms dimensions for indication only -  
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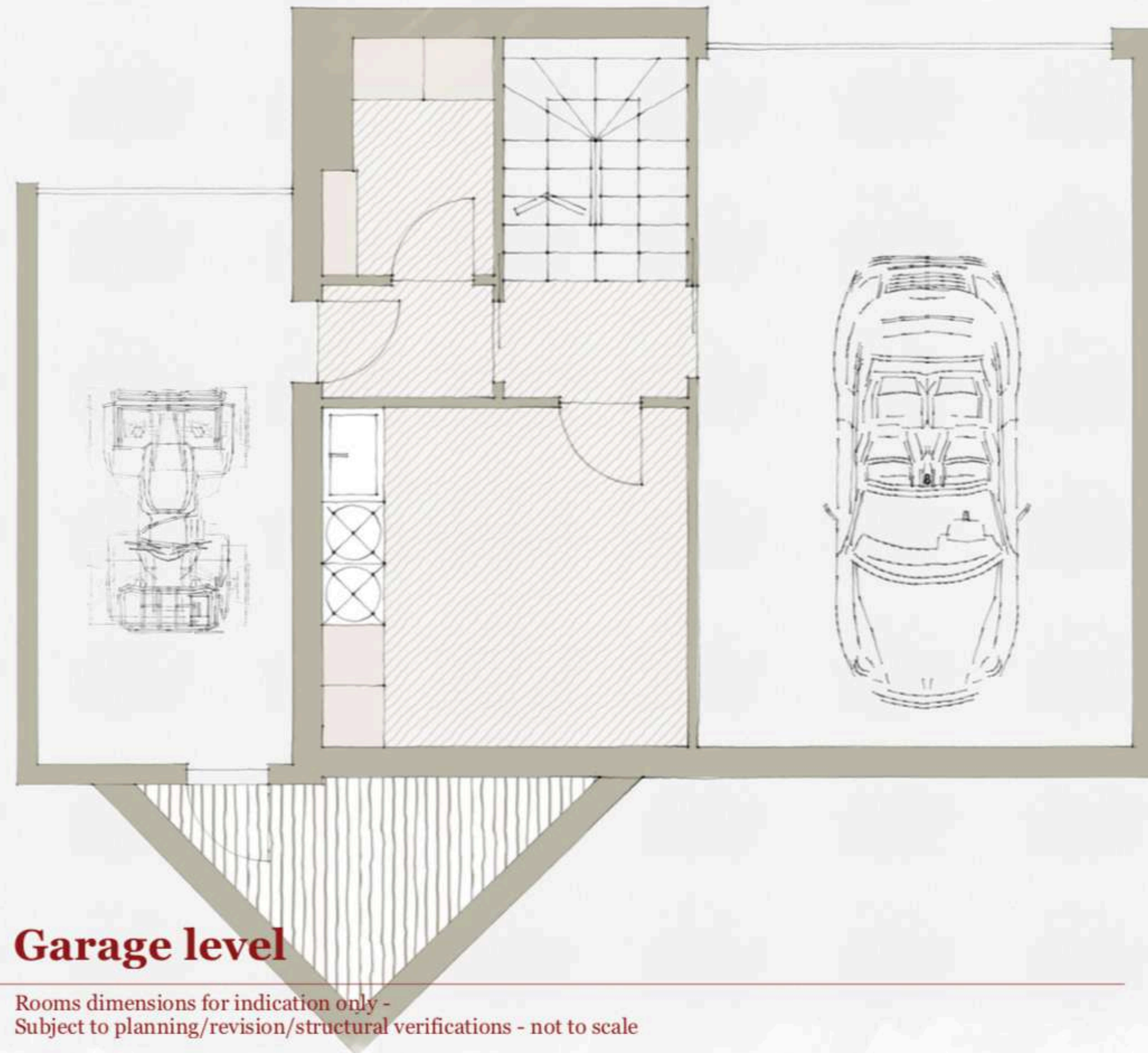




## Entrance level

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## Garage level

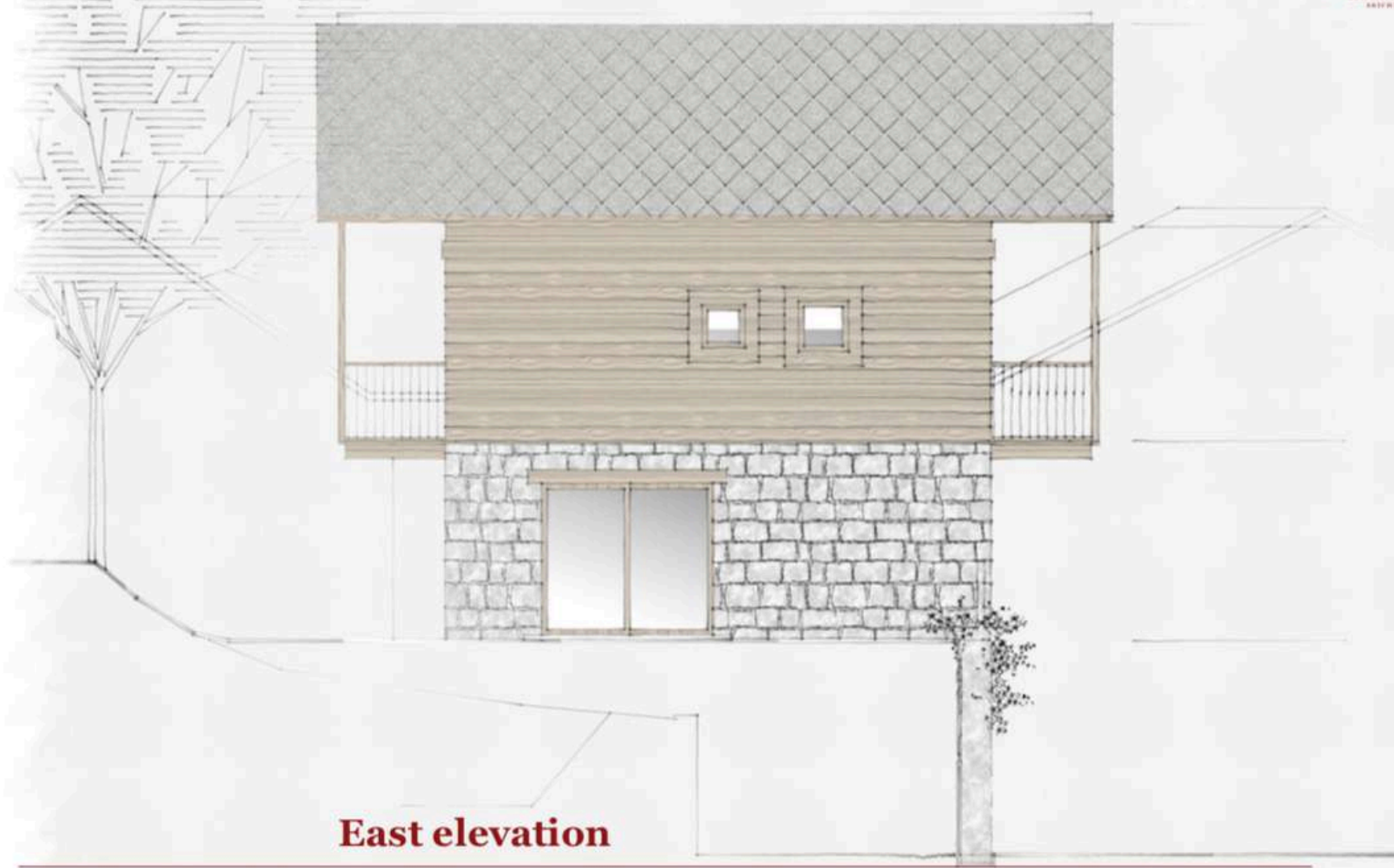
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West elevation

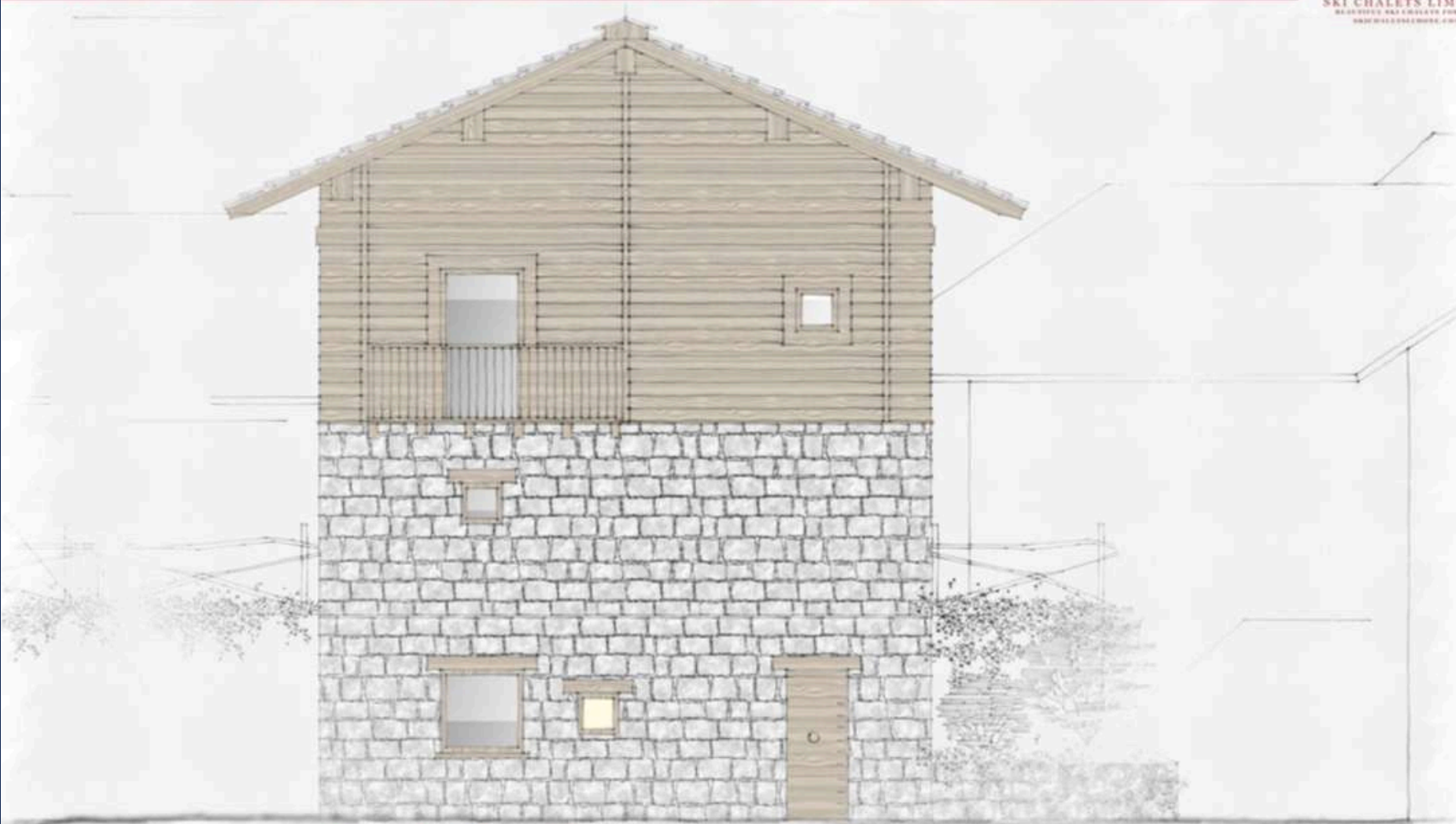
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East elevation

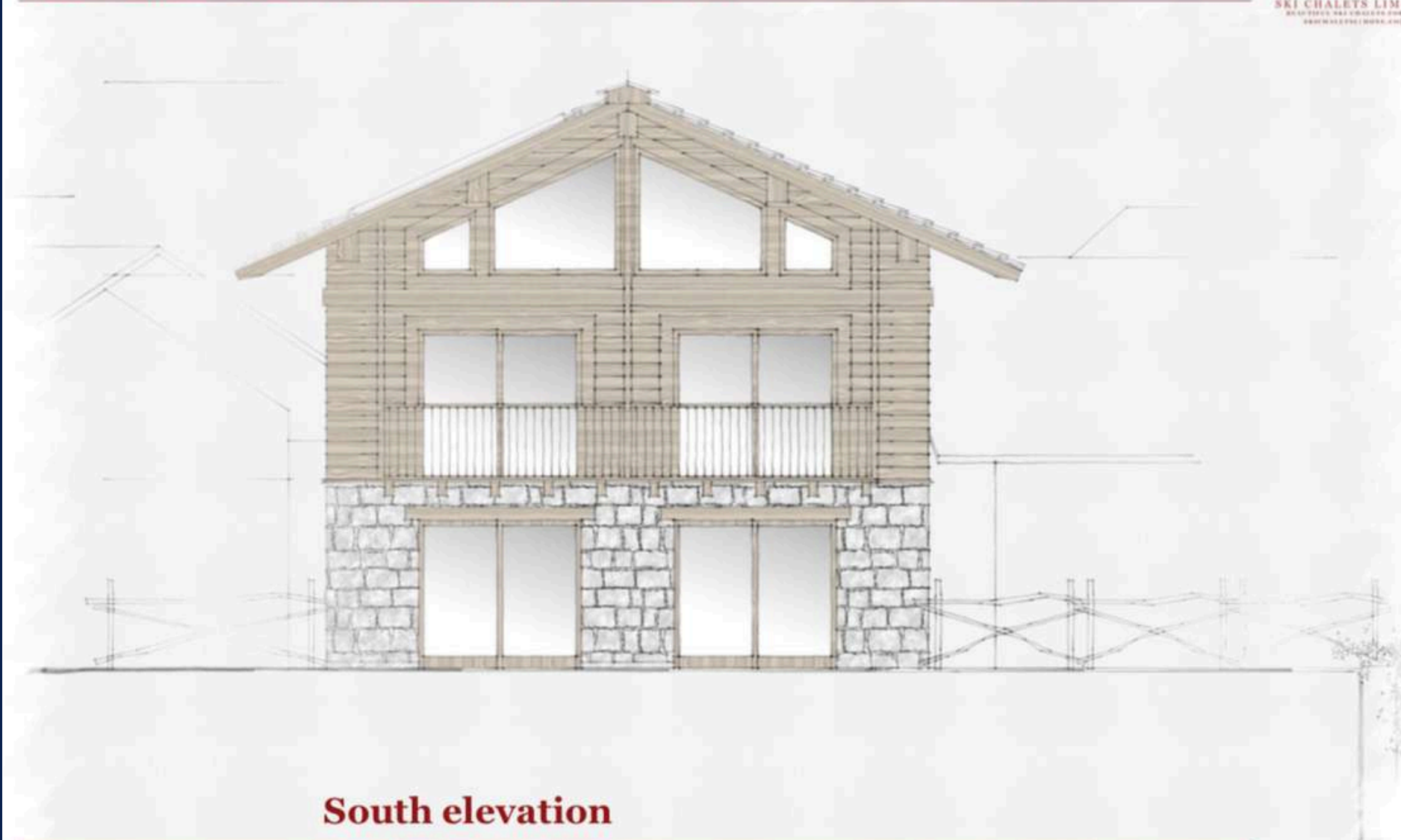
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**North elevation**

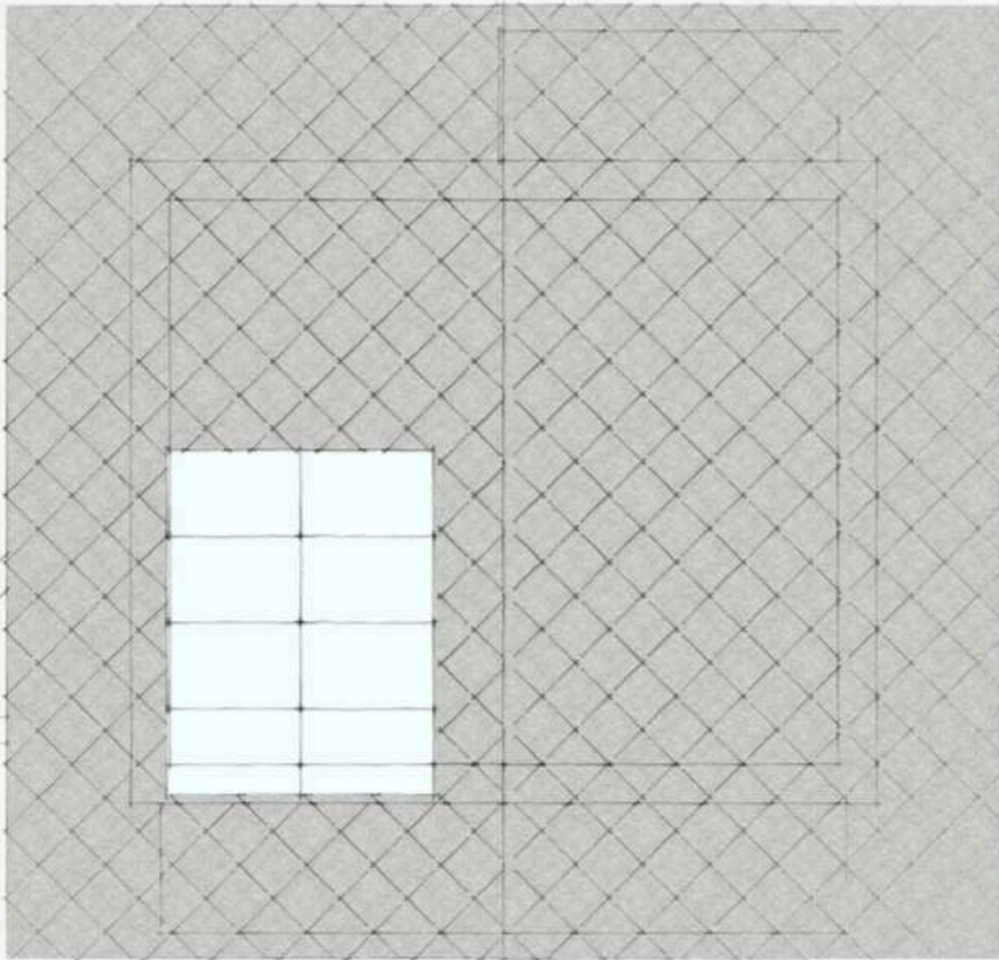
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**South elevation**

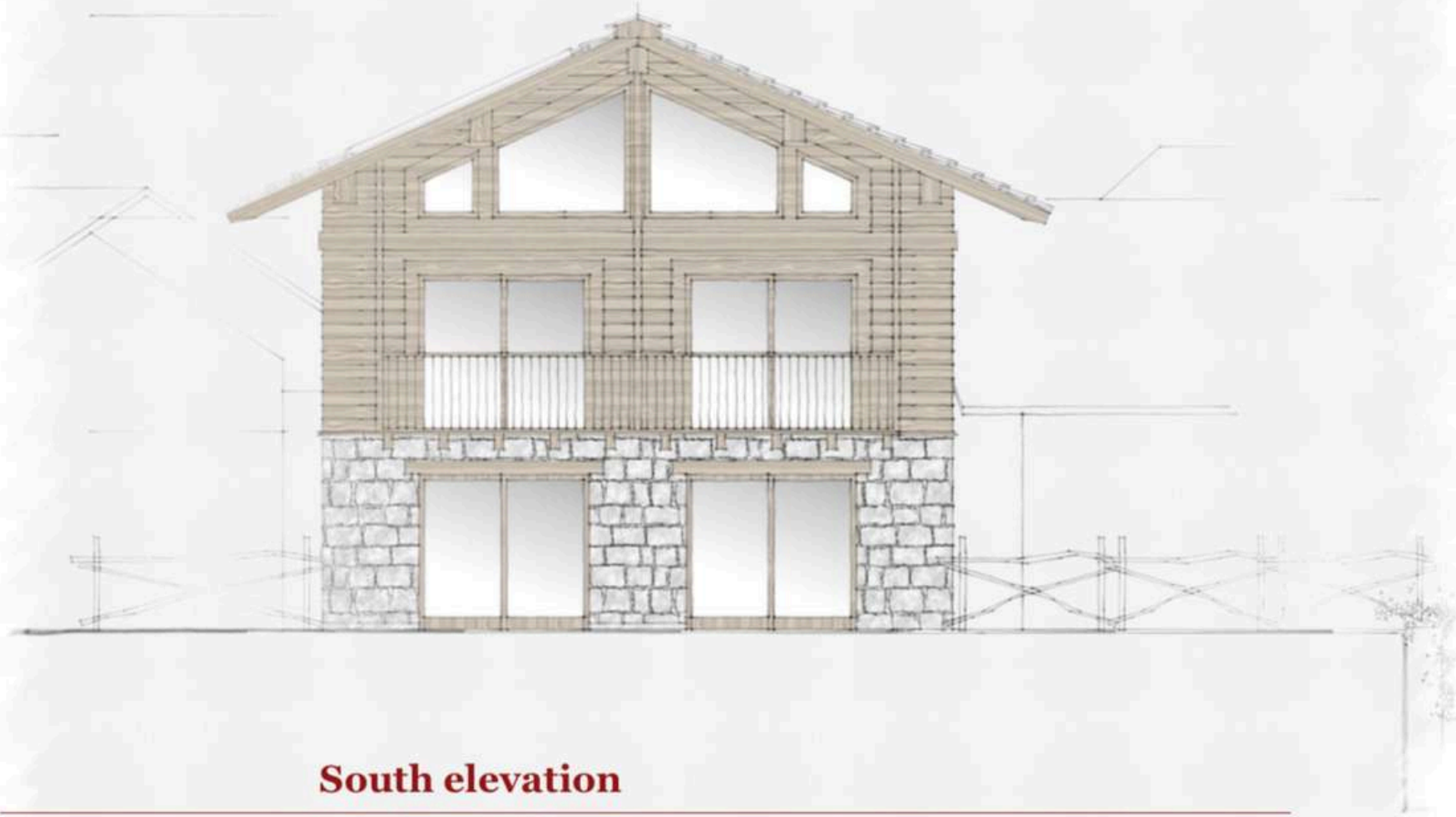
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Roof top

Rooms dimensions for indication only -  
Subject to planning/revision/structural verifications - not to scale



South elevation

Rooms dimensions for indication only -  
Subject to planning/revision/structural verifications - not to scale



# CONTACT INFORMATION

## GET IN TOUCH

FOR SALES INFORMATION:

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\*All visits by appointment only.

