



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!!

4,700 EURO/SQM

PRICING GUIDELINE PER SQUARE METER BASED ON
TOTAL GROSS FLOOR AREA, INCLUDING EXTRAS,
REALITALIA INTERIOR DESIGN SOLUTION, FITTING,
FURNITURE AND DECORATION
(PLUS TRANSACTION COSTS AND TAX)



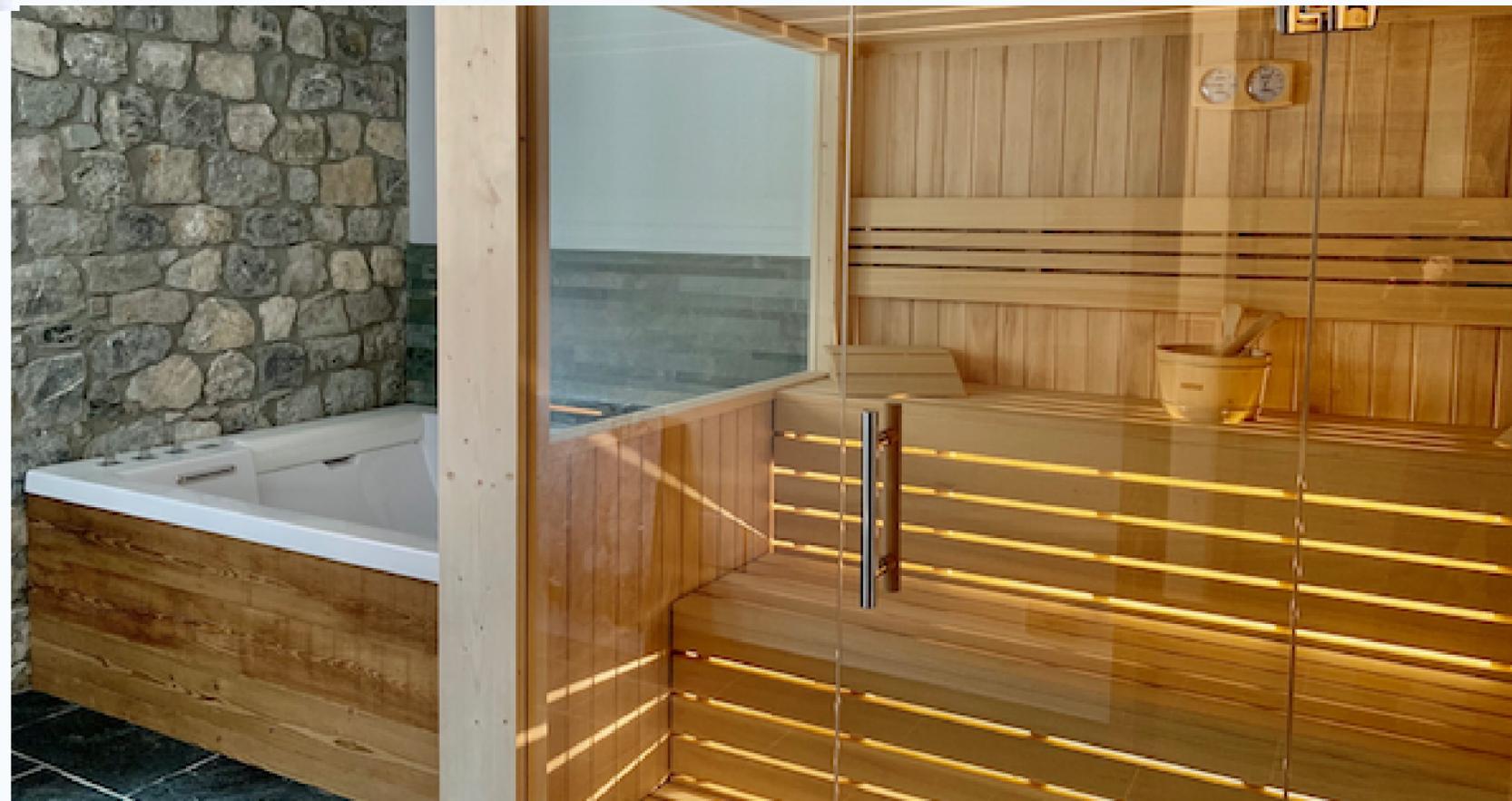
PRIVATE SPA

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.

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.





CHALET 2 PROPERTY FEATURES

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

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

On the lower ground floor: two additional bedrooms, one bathroom, and luxurious private SPA.

Sub lower ground floor: large garage, second garage, laundry room and cellar.

South facing presentation and enjoys beautiful views towards the east mountains and over its private south facing garden.

Located in the prestigious Villa Almellina Estates in Limone 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.



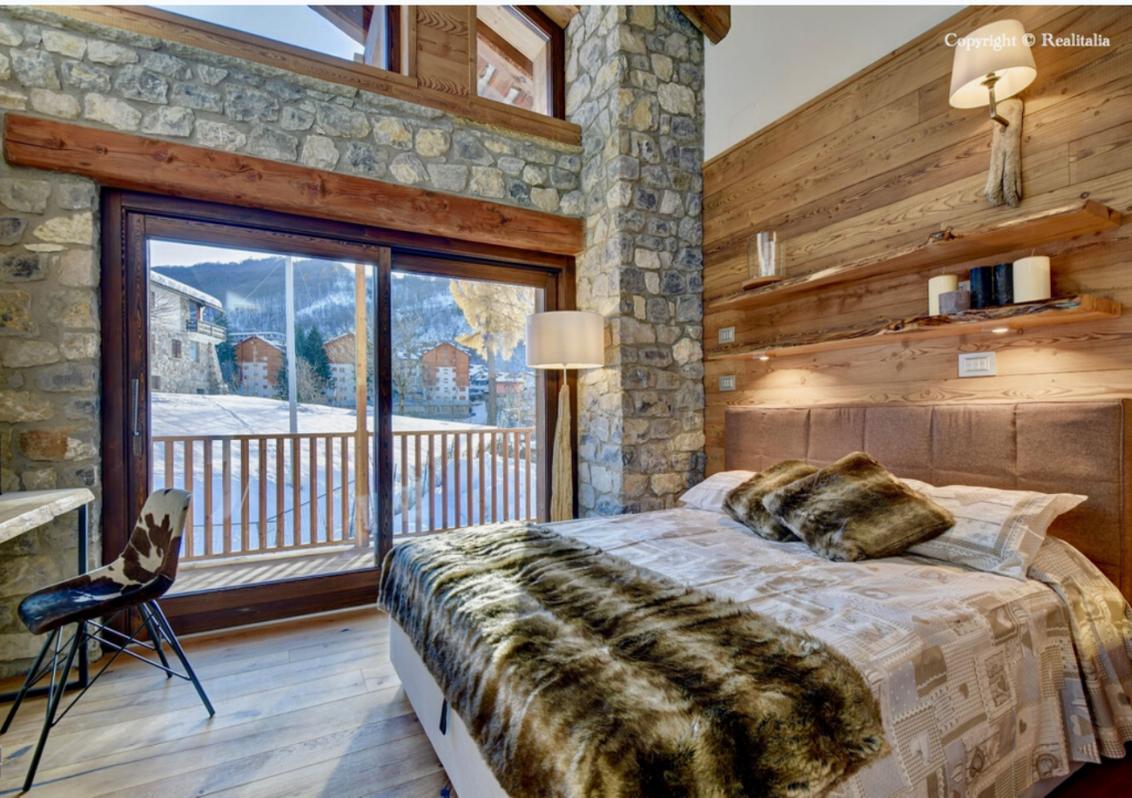
AUTHENTIC ITALIAN VILLAGE

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



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.

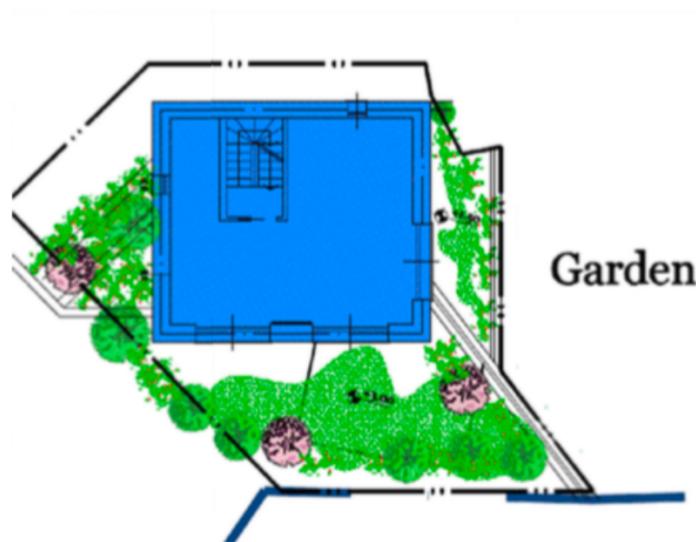
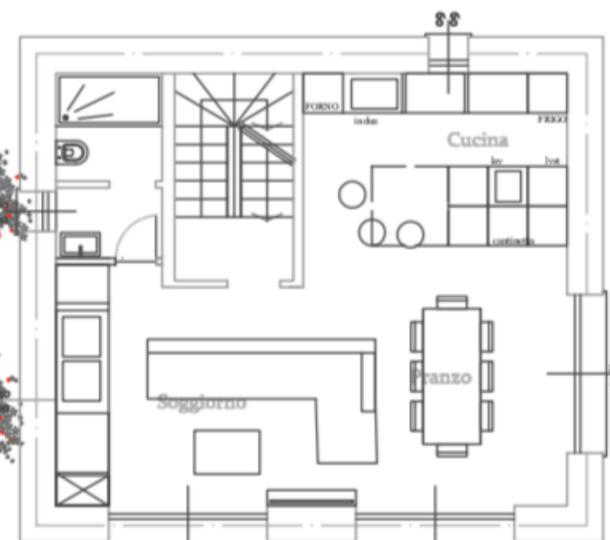
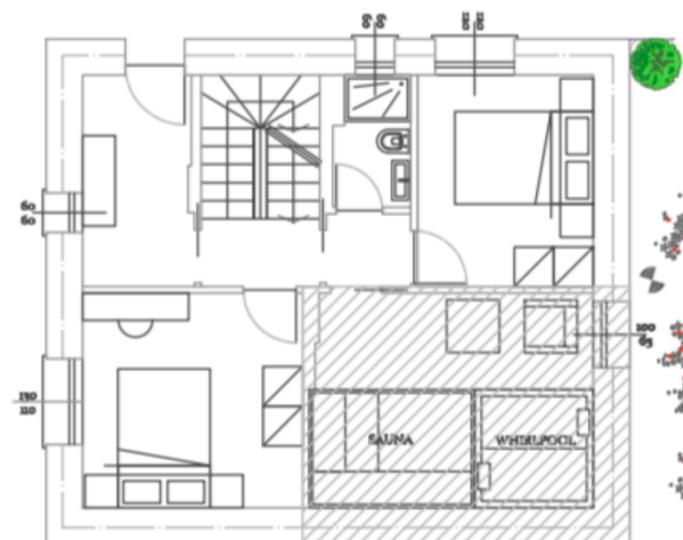
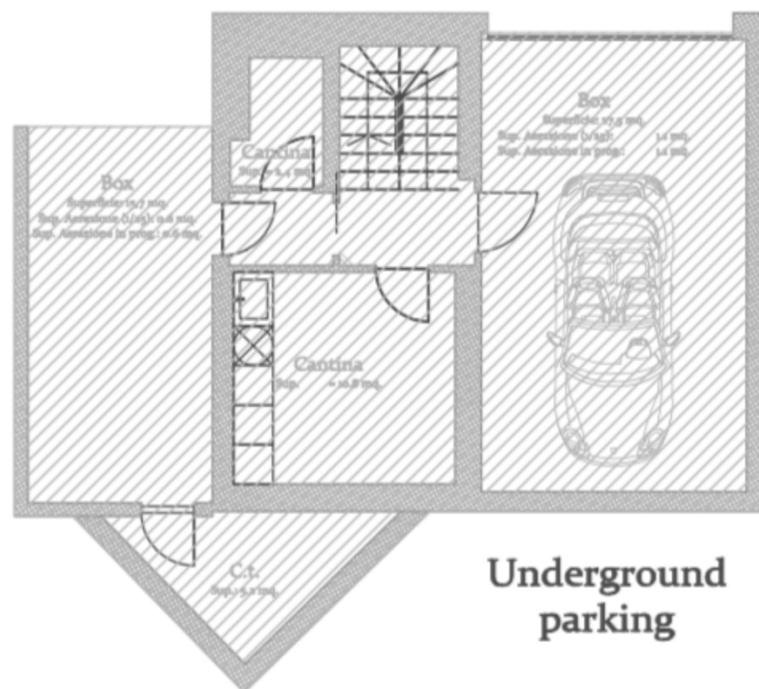
HIGH QUALITY MATERIALS & FINISHINGS

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

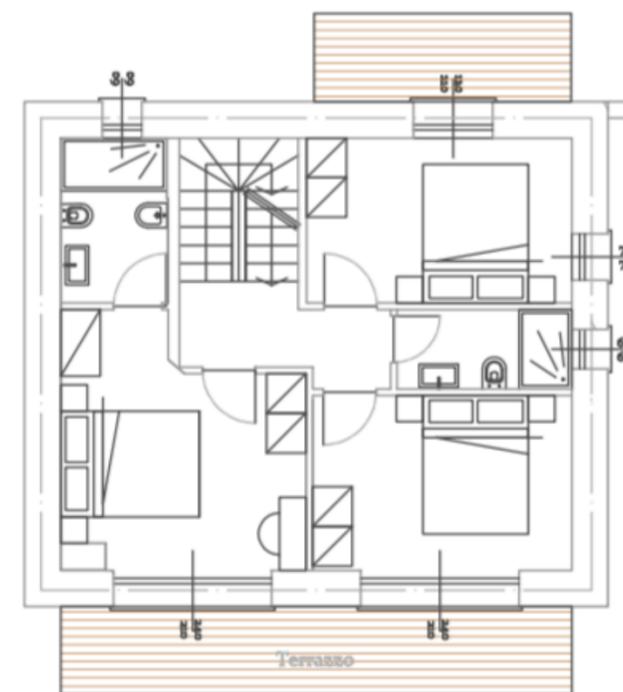
A truly rare opportunity to purchase a newly finished (and Realitalia Interior Designed) holiday home Chalet of circa 345 square meters gross floor area for the entire building, including garages and cellars, plus garden and terraces.



FLOOR PLAN



Site plan



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

AN IMPORTANT NOTICE

Please note that:

1. 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.
2. 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.
3. Properties are delivered in accordance with the Standard Specifications. Fitting and furniture as well as the Realitalia Interior Design Solutions and the Realitalia Premium Specifications are not included in the prices shown, which are pricing guidelines.
4. 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.



VILLA ALMELLINA SITE PLAN

AVAILABLE FOR SALE

Front chalet
Grand chalet 2
Chalet 2 (Available for immediate occupancy.)
Chalet 3
Chalet 4
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.

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CONTACT INFORMATION

GET IN TOUCH

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*All visits by appointment only.

