



FABULOUS 3 BEDROOM NEW BUILD  
APARTMENT IN PRALOGNAN LA VANOISE,  
BEAUTIFUL IN BOTH SUMMER AND WINTER.

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IN PRALOGNAN LA  
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PROPERTY FACT FILE	
REFERENCE	A19354MAA73
PRICE	€ 587,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	78.9 m <sup>2</sup>
LAND	8 m <sup>2</sup>
TOWN	Pralognan-la-Vanoise
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Apartment, Ski Apartment
CONDITION	New Build
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- In ski resort and fantastic mountain walks
- In Vanoise National park, stunning all year
- Ready for winter 2024 - get in early now
- Small, sympathetically built development
- Private parking available - covered or open

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This duplex top floor, 3-bedroom apartment is part of a high quality, small new build development in the fantastic mountain resort of Pralognan La Vanoise.

The apartment is composed of a generous entrance hall leading, via a corridor, to an ensuite bedroom, plus 2 further bedrooms sharing a

## DESCRIPTIF

This duplex top floor, 3-bedroom apartment is part of a high quality, small new build development in the fantastic, multi seasonal mountain resort of Pralognan La Vanoise.

This brand new quality development has a total of just 15 apartments in 2 buildings and is walking distance to the ski lifts and village centre of this stunning resort.

The apartments are being sold off plan, allowing you the opportunity, where possible, to modify the interior layout according to personal taste. Throughout the construction of the chalet, you will be invited to personalise your choice of interior materials and customise the finish, making this a true, bespoke purchase experience.

The 112m<sup>2</sup> apartment (78.9m<sup>2</sup> Habitable, and 33.8m<sup>2</sup> under 1.8m high) comprises:

Living area; 27.2m<sup>2</sup> + 7.3m<sup>2</sup> under 1.8m  
 bedroom 3; 10.6m<sup>2</sup> + 7.2m<sup>2</sup> under 1.8m  
 Bedroom 2; 9.5m<sup>2</sup> + ensuite 2.3m<sup>2</sup>  
 bedroom 1; 9.2 + 5.8m<sup>2</sup> under 1.8m  
 bathroom 2; 3.7m<sup>2</sup>  
 2 x WC; 1.8m<sup>2</sup> and 1.4m<sup>2</sup>  
 Mezzanine; 12.7m<sup>2</sup> under 1.8m  
 Entrance & corridors; 13.6m<sup>2</sup>  
 South facing balcony; 7.5m<sup>2</sup>

Parking is available as an add-on purchase, with the choice of a garage, undercover or open parking - More details and prices available.

This extraordinary village is located in Vanoise National Park, in Savoie and is very close neighbours with Courchevel and the 3 valleys, as well as Champagny and Paradiski. For those who love the mountains, Pralognan offers an incredible natural setting.

In winter, Pralogn

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19354MAA73>

COMPLETE FILE AND PHOTO ON REQUEST





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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A19354MAA73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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