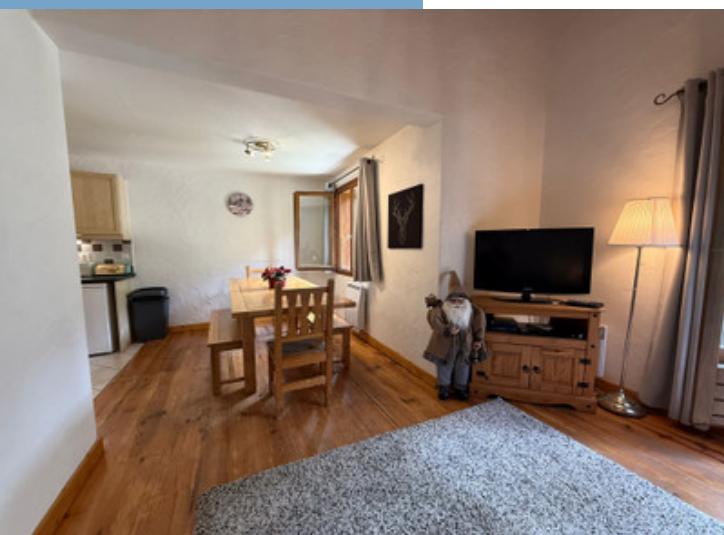
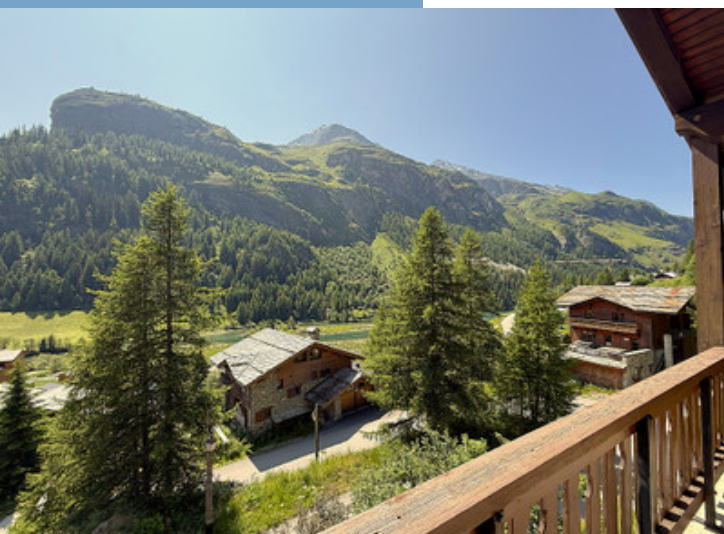




SPACIOUS 3 BEDROOM SKI APARTMENT WITH MAGNIFICENT 180° WEST FACING VIEWS, TIGNES

www.leggettprestige.com

SPACIOUS 3 BEDROOM SKI
APARTMENT WITH
MAGNIFICENT 180° WEST
FACING VIEWS, TIGNES...



PROPERTY FACT FILE	
REFERENCE	A38022JQB73
PRICE	€ 895,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	85 m²
LAND	5 m²
TOWN	Tignes
DEPARTMENT	
LOCATION	Ski
TYPE	Appartement, Ski Apartment
CONDITION	Good condition
FEATURES	Lake, Garage, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- Excellent Rental Potential, Sleeps 9
- High Altitude Skiing, Tignes & Val D'Isere
- Private Garage and Secure Storage Room
- Magnificent Mountain Views
- Winter Wonderland

SPACIOUS 3 BEDROOM
SKI APARTMENT WITH
MAGNIFICENT 180° WEST
FACING VIEWS, TIGNES...

Ref : A38022JQB73

Spacious Ski Apartment with Magnificent 180° West Facing Views
Nestled in the heights of the picturesque hamlet "Les Brevieres", the gateway to Tignes, this top (3rd) floor apartment boasts 85.15 m² of habitable surface area (with an extra 8.73 m² under the eaves – under 1.8m in height). It has 3 bedrooms, 2 shower rooms, 2 WCs and a

DESCRIPTIF

This fabulous apartment, situated at the top level of the building on the 3rd floor is one of just 7 apartments in the residence. It offers a very large bright and airy open plan lounge / dining room / kitchen with a high vaulted ceiling and exposed wooden beams. The fully equipped practical kitchen also houses the 2 large water tanks, concealed behind cupboard doors. Glass patio doors lead from the lounge onto the west facing balcony, where you can enjoy the spectacular mountain views with room for garden equipment for alfresco dining. The current layout of the 3 bedrooms offers accommodation for 9 people – a great rental opportunity and currently set up as such and ready to continue business. Alternatively, the property could also make a beautiful family home with a little cosmetic modernisation. The property has underfloor heating, with additional electric wall heaters in the bedrooms for added comfort and convenience and electric towel heaters in the shower rooms.

There is a garage and a large secure storage area to the rear of the garage which is currently used for storing skis & equipment and Rental Bed Linen.

Property Statistics

Altitude 1620m

Year of Construction 1989

Entrance = 9.65 m²

Lounge = 19.5 m²

Kitchen & Dining Room = 15.49 m²

Bedroom 1 = 10.2 m²

Bedroom 2 = 9.6 m²

Bedroom 3 = 13.43 m² Under eaves = 8.73 m²

Shower Room 1 = 2.45 m²

Shower Room 2 = 2.68 m²

WC 1 = 1.08 m²

WC 2 = 1.07 m²

Habitable Interior Living Space = 85.15 m² (Loi Car



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38022JQB73>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

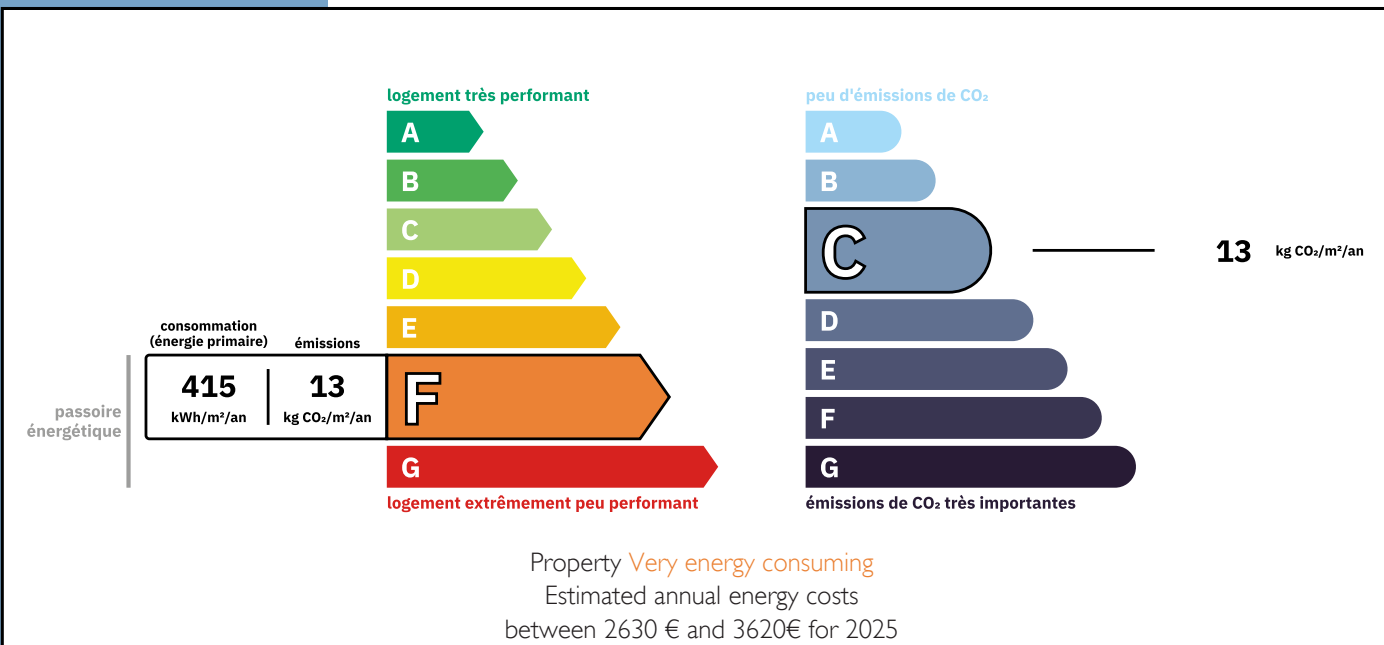
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SPACIOUS 3 BEDROOM SKI
APARTMENT WITH
MAGNIFICENT 180° WEST
FACING VIEWS, TIGNES...

Ref : A38022JQB73

ENERGIE-DPE

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



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 : A38022JQB73
FILE COMPLETE
AND PHOTOS
ON REQUEST

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