LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT SKI APARTMENT WITH SPECTACULAR VIEWS FOR SALE IN LA ROSIERE SKI RESORT, PARKING, SKI LOCKER

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PROPERTY FACT FILE

REFERENCE	A39888JQB73
PRICE	€ 1,095,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	130 m²
LAND	12 m²
TOWN	La Rosiere
DEPARTMENT	
LOCATION	Ski
TYPE	Appartement, Ski Apartment
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Spectacular Mountain Views
- Ski in France and Italy Espace San Bernado
- Modern Renovation
- Secure Garage Parking
- Excellent Rental Potential

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This large duplex ski apartment is for sale in the desirable Eucherts area of La Rosiere. It is located within a beautiful Alpine chalet.

The property features three spacious en suite bedrooms, an open plan kitchen, dining area, and lounge that creates a bright and welcoming



DESCRIPTION

This enviably located duplex apartment located on the second and third floor has a habitable space of 130m² with a total surface area of 150m².

Enter the apartment via the communal stairs or lift, into a spacious hallway. To the right you will find the master en suite bedroom with the enviable south facing views from the balcony. It consists of a bathroom with large bath, double ceramic sinks set into a vanity unit, a shower and an electric towel radiator. There is a separate WC.



The second room on the right you will find the open plan kitchen / diner / lounge that leads onto the south facing balcony to enjoy the views. With its additional East facing window that floods the room with light.

On the left-hand side of the hallway you will find the second ensuite bedroom with a balcony.
The third ensuite bedroom also leads off to the left of the hallway. You enter into an additional living room (which could be used for extra guests or friends with the use of a sofa bed) and has access to a rear terrace. A staircase leads up to the en suite double bedroom with large bathroom (double ended spa bath, WC, 2 ceramic sinks, electric towel rail and a large walk in shower). There is also a large storage space under the eaves (12m²) which is in addition to the habitable surface area.

The on site spa facilities, when available are subject to an additional charge.



The apartment benefits from an individually controlled underfloor heating system, 2 individual ski lockers and...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39888JQB73

COMPLETE FILE AND PHOTO ON REQUEST

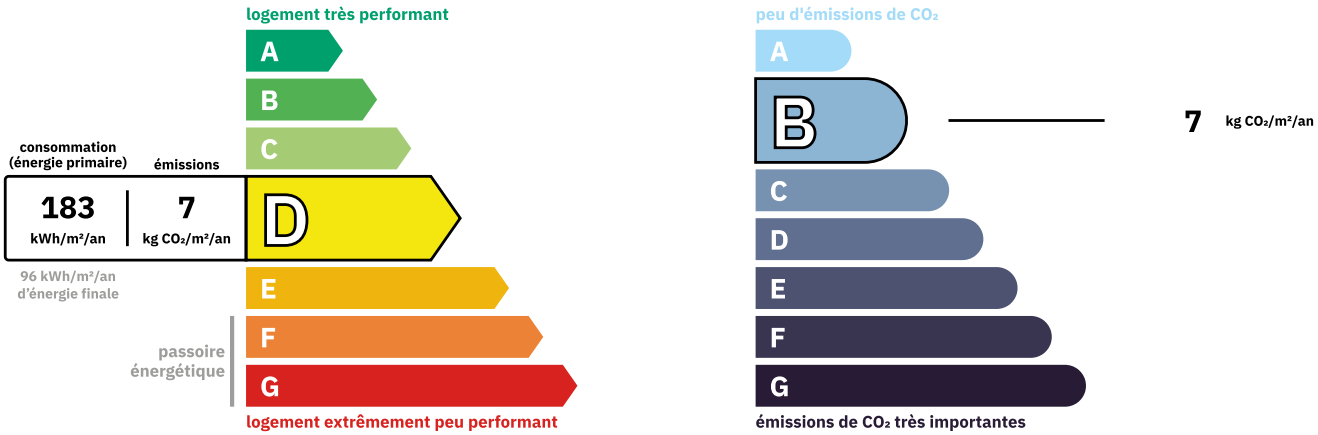
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2240 € and 3080€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A39888JQB73

FILE COMPLETE AND PHOTOS ON REQUEST

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