

EXCEPTIONAL 4 BED PENTHOUSE FOR SALE LA ROSIERE SKI RESORT, LARGE SOUTH FACING BALCONY BREATH TAKING VIEWS

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PROPERTY FACT FILE

REFERENCE	A43497JQB73
PRICE	€ 1,995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	125 m²
LAND	50 m²
TOWN	Montvalezan
DEPARTMENT	
LOCATION	Ski
TYPE	Appartement, Ski Apartment
CONDITION	
FEATURES	Garage, Private parking, Close to golf course

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



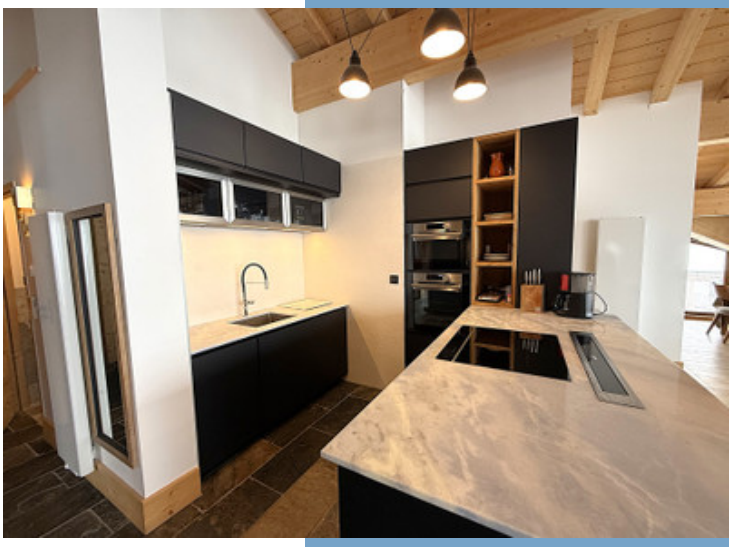


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- Excellent Rental Opportunity
- Luxurious Spa Facilities & Wellness
- Incredible South Facing Mountain Views
- Amazing SKI area linked to Italy
- Modern Design, Layout & Latest Technology

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An exceptional Penthouse SKI apartment with a modern and luxurious feel in this exclusive 4 star Tourist residence (with an obligation to rent out the apartment for a certain number of weeks per year).

4 spacious bedrooms with access to the East and West facing

DESCRIPTION

NOTE : This apartment is part of a classified tourist residence where rentals are subject to VAT and rental commitments in accordance with the Mountain Law.
It is possible, subject to tax and legal validation, to exit this scheme by paying the VAT deducted at the time of the initial acquisition of the property.



The apartment that sleeps 12 in its 4 spacious bedrooms (2 large doubles, 2 family rooms with stylish rustic built in bunk beds) offers a triple aspect with balconies to the East, West and of course the magnificent South exposure.

The open plan lounge kitchen and dining room presents remarkable volumes of space with its high vaulted ceiling.

The kitchen features high-end appliances, stylish modern technology units, wine cooler and fine crafted slate flooring.

The apartment benefits from opulent lighting and underfloor heating throughout providing homely luxury.

The crowning feature at the building apex are the expansive double glass patio doors that slide seamlessly opening up the breathtaking mountain views from the exceptional south facing balcony.

The apartment benefits from a private parking space in the secure garage, an outdoor parking space for a moto, a ski locker and a storage cave.



Luxurious spa facilities including a large sauna, jacuzzi overlooking the large south aspect communal terrace, a spacious sauna, fitness equipment and wellness area.

There is an additional communal lounge area with pool table, table football and fireplace.

At an...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43497JQB73

COMPLETE FILE AND PHOTO ON REQUEST

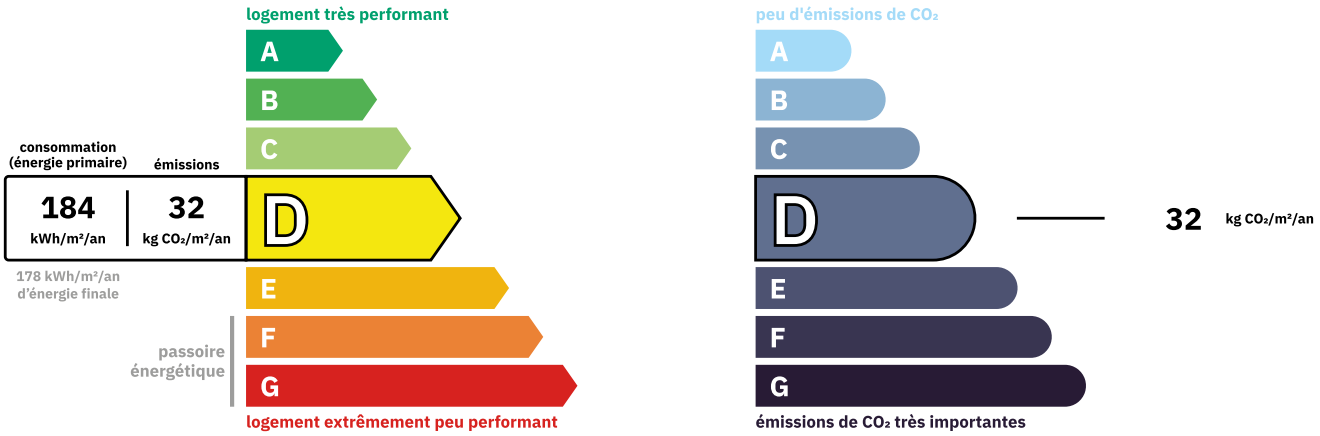
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1690 € and 2360€ for 2022

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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