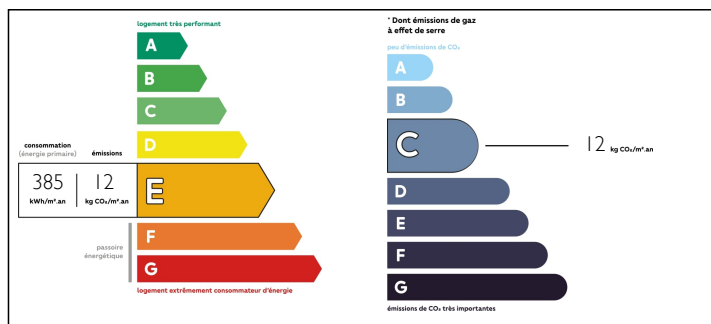


## NICE T3 WITH AMAZING VIEW

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

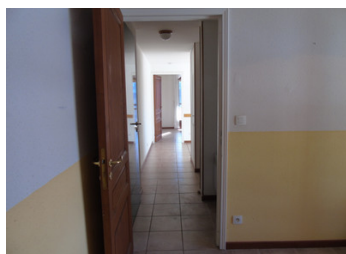
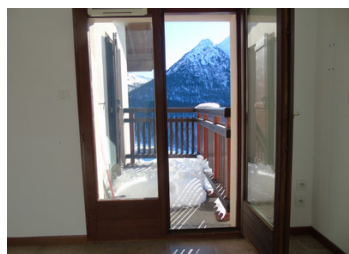
Town:	Montgenèvre
Department:	Hautes-Alpes
Bed:	2
Bath:	1
Floor:	42.43 m2
Plot Size:	0 m2

### IN BRIEF

charming apartment with great potential

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

T3 apartment with two large bedrooms located on the fourth floor south south west corner of a large residence with three beautiful balconies, with a clear view of the slopes, the village and the Briançon valley below.

Elevator access.

Located in the upper part of the village, it is served by a free shuttle throughout the winter and summer seasons which stops at the residence square.

The property includes a large garage.

The apartment is to be renovated

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

## LOCAL TAXES

Taxe foncière: **896 EUR**

## NOTES