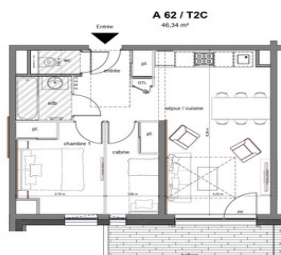


For sale: Off-plan | bedroom apartment with private parking, storage room & ski locker. Delivery mid-2025.



## INFORMATION

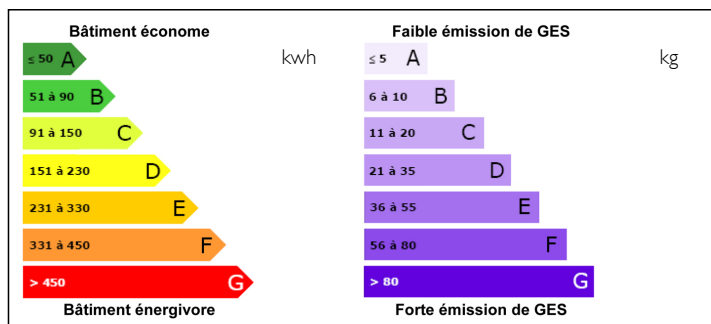
Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	1
Bath:	1
Floor:	46.3 m2
Outside Space:	10 m2



## IN BRIEF

This is the last remaining one-bedroom apartment with additional separate sleeping areas (coin montagne) available in a new-build residence located in the Paradiski resort of Champagny en Vanoise in the French Alps which will be ready for delivery mid-2025. The apartment is 46m<sup>2</sup>. The apartments have a southern orientation. All of the apartments have fully fitted open kitchens & living rooms that are at least 25 m<sup>2</sup> featuring a cosy ambience with stone walls, wood panelling, and warm decorations. Prices include a furniture package, 1 private parking in the underground garage, a private storage room, all of which are optional. \*\*\*The advertised price does NOT include VAT or any of the above, it is just the apartment only. If you would like to see the floor plans for the apartments that are still available please contact us directly

## ENERGY - DPE



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

The residence Étoile de la Vanoise has 38 apartments, ranging from 1 bedroom + cabin up to 4 bedrooms. Each apartment benefits from exclusive usage of private & secure ski lockers fitted with heated boot warmers. The residence will have a reception area offering concierge service as well as the availability of a laundry room for property owners & guests.

All of the apartments are free-hold & offer an ideal investment opportunity with 3 different rental contract options to choose from that are tailored to your lifestyle & expectations.

Feel free to ask for further information about the 3 different rental contracts & expected revenue return.

### Charges:

The co-property charges are approximately €30 TTC per m<sup>2</sup> per year.

Property tax is approximately €1.20 TTC per m<sup>2</sup> per month which is payable in total 1 x per year.

The amount of the guarantee deposit is 2% of the total TTC price.

Possibility of recuperating the 20% VAT/TVA under certain conditions

### Distances:

Ski lifts 350 meters

Ski piste 8 minutes by gondola

Walking distance to commerces

Courchevel, 3 Valleys ski resort 14 km

Pralognan ski resort: 11 km

Bozel lake: 6 km

Moûtiers train station/Eurostar: 20 km

Chambéry airport: 1h45 / 119 km

Grenoble airport : 2h20 / 192 km

Lyon airport: 2h30 / 196 km

Genève airport: 2h30 / 200 km

The village of Champagny-en-Vanoise sits at the entrance to the Vanoise National Park at an altitude

## NOTES