

Amazing mountain view for this apartment of 85m<sup>2</sup> in the historic town, near the ski slopes, sold with garage.



## INFORMATION

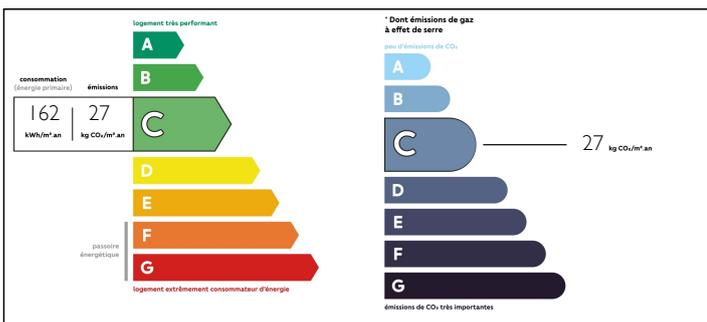
Town:	Briançon
Department:	Hautes-Alpes
Bed:	3
Bath:	1
Floor:	63 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Apartment with 85 m<sup>2</sup> floor area (63m<sup>2</sup> Carrez law) in the historic city of Briançon, located on the ramparts with a breathtaking view. Your second home with 10 beds in the mountains or your main residence very well located in relation to schools and to the city road. Triplex apartment sold furnished, equipped, also with a ski box and a garage for 2 places. Located on the 3rd floor accessible by an elevator, you arrive in the living room comprising the living room, kitchen, lounge and WC, and a splendid view facing south west with a balcony. On the 1st floor of the apartment, you find 1 master bedroom, 1 children's bedroom, both equipped with Velux, on this floor you have a bathroom. On the 2nd floor of the apartment you have a large room under the roof, which can be used as a dormitory, or as an office for...



## 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

Briançon historic city classified by Unesco, world heritage of humanity. The highest town in Europe is also linked to the immense Serre-Chevalier ski area with a distance of 250km of ski slopes.

The climate is blessed with 300 days of sunshine per year.

The apartment is located on the Vauban ramparts with a breathtaking view of the Durance valley and the Prorel and Serre-Chevalier ski slopes.

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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: 1785 EUR**

## NOTES