

UNDER OFFER | bedroom ski apartment + bunkbed area for sale in Combloux. Only 350m to ski lifts.



INFORMATION

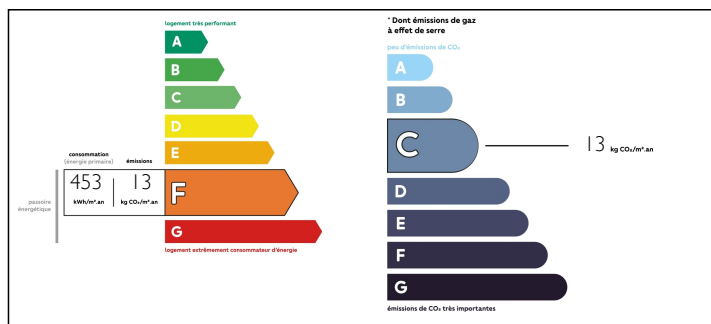
Town:	Combloux
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	30 m2
Outside Space:	5 m2

IN BRIEF

Superb 1 bedroom ski apartment of 30m2 for sale in Combloux (74920) only 1 hour (65km) from Geneva. Well equipped apartment with a double bedroom and a bunkbed area. With a large sofa bed in the living room the apartment can accommodate 6 people in total. Private sunny terrace with surrounding large communal gardens. Ski lifts only 350m away. Ideal for holidays in the mountains or as a rental investment. Comes complete with separate storage room and ski locker.



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

Located just a few minutes' walk (350m) from the ski lifts of Combloux, this 1 bedroom apartment of 30m² is on the ground floor of a quiet residence. This lovely apartment can sleep up to 6 people and is ideal for enjoying both winter and summer holidays in the mountains. It is arranged as follows:

- Large entrance hall with bunk bed area
- Open plan living room with double sofa bed, kitchen and dining area
- Sunny terrace with large communal gardens backing on to the forest
- A double room with a lovely view onto the forest at the rear of the building
- Bathroom with shower
- Separate toilet
- Separate storage room & ski locker
- Free communal parking outside

Very good rental potential.

Annual charges of about 600€ pa

Annual Taxe foncière: 460€ Taxe d'habitation: 685€

Located in Haute-Savoie, only 4km from Megève, Combloux has kept its authenticity through its Savoyard identity. This charming village respects a traditional architecture and seeks to preserve its natural heritage. Combloux is part of the Domaine Evasion Mont Blanc, the 3rd largest ski resort in France with 445 km of slopes including Megève, Saint Gervais and Les Contamines. Famous for the unique ecological lake facing Mont Blanc, Combloux is a true mountain village that offers fabulous year-round activities and stunning views of the mountain peaks - including the best views of Mont Blanc. Easily accessible from Geneva airport (1h05mins, 82km) by car.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe foncière: 460 EUR

Taxe habitation: 685 EUR

NOTES