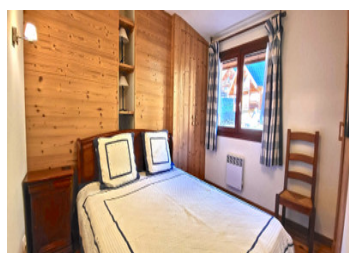
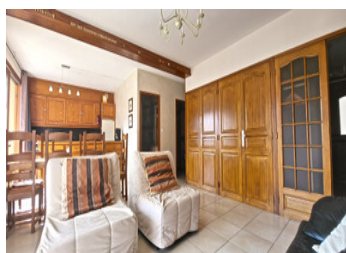
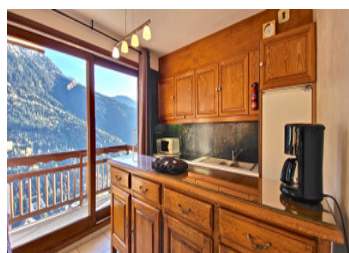
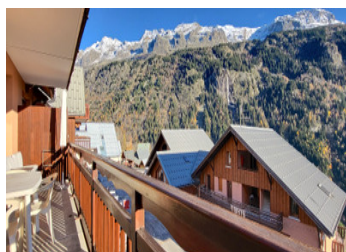
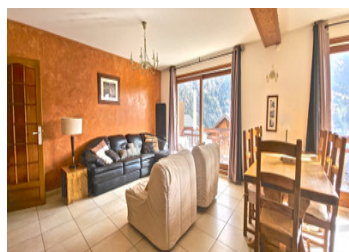


Spacious 2-bedroom apartment 70 m2. Large balcony with mountain view. Easy access to local amenities.



INFORMATION

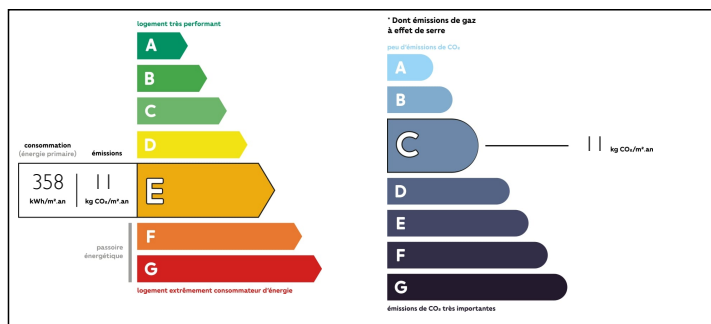
Town:	Vaujany
Department:	Isère
Bed:	2
Bath:	1
Floor:	69 m2
Outside Space:	13 m2



IN BRIEF

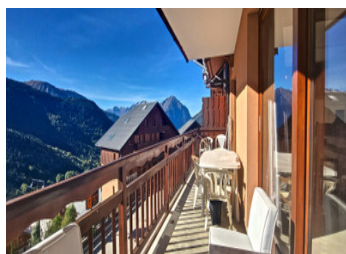
This bright and spacious apartment 70 m2 is located in the exclusive ski village of Vaujany which connects to the Alpe d'Huez with its famous Cable Car. The apartment is situated only 150 meters from the escalator which takes you down to where the cable car is located. There is easy access to the variety of local bars and restaurants in the place de la fare where the apartment is located or further down in the village in the 'Place de Télépherique'.

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.



LOCAL TAXES

Taxe foncière: 680 EUR

NOTES

DESCRIPTION

The apartment comprises a lounge sitting room and fully equipped open kitchen with dining area. There are two sets of sliding patio doors, one from the kitchen and the other from the lounge leading onto the spacious balcony with South East facing views towards the La Fare waterfall and the mountains of the Grand Rousses Ski Domain and the Oisans valley below. The Lounge area also has two large fitted cupboards for storage space

There are 2 bedrooms, each with double fitted wardrobes. The bathroom consists of a shower cubicle, partitioned off WC and a large mirrored vanity unit. There is a separate WC with spacious shelved storage area. This could easily be converted to an ensuite bathroom with shower for the main bedroom. The large entrance hallway provides plenty of space for shoes and hanging space for jackets etc. The apartment sleeps 6 people comfortably, if using a sofa bed in the lounge.

Included in the sale is a large private cellar (with electricity) accessible by stairs within the building or directly from the free covered car park in the basement of the building. This is an excellent storage space almost 30m³ and is ideal for skis, boots and most importantly for the summer rental market, bike storage and maintenance.

As an integral part of the massive high altitude Alpe d'Huez ski area Vaujany offers world class skiing. As a fantastic lively summer resort as well as winter there are beautiful lakes within a...