

Studio ski apartment + bunkbed area UNDER OFFER in Combloux. Only 350m to ski lifts.

EXCLUSIVE



INFORMATION

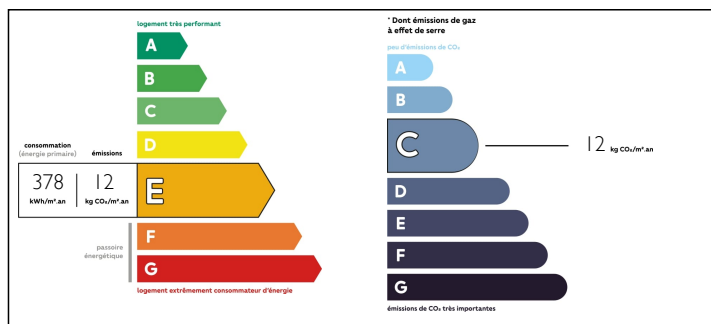
Town:	Combloux
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	24.8 m2
Outside Space:	6 m2

IN BRIEF

Superb studio ski apartment of 24.8m2 UNDER OFFER in Combloux (74920) only 1 hour (65km) from Geneva. Well equipped apartment with a sleeping area with double bed and a separate bunkbed area it can comfortably accommodate 4 people in total. Balcony with beautiful mountain views. 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.



LOCAL TAXES

Taxe foncière: 421 EUR

Taxe habitation: 502 EUR

NOTES

DESCRIPTION

Located just a few minutes' walk (350m) from the ski lifts of Combloux, this studio apartment of 24.8m² is under offer on the first floor of a quiet residence. This lovely apartment can comfortably sleep up to 4 people and is ideal for enjoying both winter and summer holidays in the mountains. It is arranged as follows:

- Entrance hall with bunk bed area
- Bathroom with shower
- Separate toilet
- Open plan living room with sofa, kitchenette and dining area
- Separate sleeping area at the end of the studio with a double bed
- Balcony with beautiful mountain views
- Separate storage room & ski locker
- Free communal parking outside

Very good rental potential.

Annual charges of about 675€ pa

Annual Taxe foncière: 421€ Taxe d'habitation: 502€

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 available on the Géorisques website : <https://www.georisques.gouv.fr>