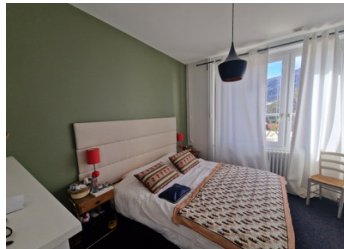
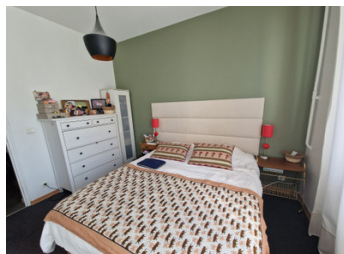


3 bedroom apartment, rebuilt in 2017 in a quiet residential area of Briançon with easy access to pistes



## INFORMATION

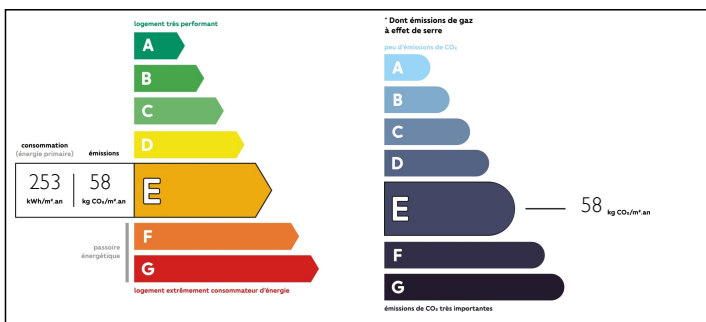
Town:	Briançon
Department:	Hautes-Alpes
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	0 m2



## IN BRIEF

Apartment in a small condominium, completely renovated 5 years ago. 3 bedrooms (including 1 bedroom with the possibility of adding an additional shower), open kitchen to the living room, very bright, sold with equipped kitchen. Near the shop, school, town center, and ski slopes; what else? A very large terrace on the south side. On the 1st floor. No cellar or garage. Oil heating. Located in a residential area, very quiet.

## 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: 1800 EUR**

## NOTES

## DESCRIPTION

Discover Briançon, the pearl of the Alps! This charming historical town in the Hautes-Alpes offers an exceptional living environment. With its sunny climate, breathtaking landscapes, and unique heritage, Briançon is the perfect place to invest in real estate.

Briançon benefits from a privileged geographical location, surrounded by the majestic mountains of the Alps. Winter sports enthusiasts will be delighted with the proximity to several renowned ski resorts, such as Serre Chevalier. In summer, the region offers a multitude of outdoor activities, such as hiking, mountain biking, and climbing, allowing you to fully enjoy the surrounding nature.

The fortified town of Briançon is listed as a UNESCO World Heritage site. Its medieval architecture, imposing ramparts, and picturesque alleys make it a place full of history and charm. Art and culture lovers will be captivated by its museums, festivals, and cultural events throughout the year.

In terms of infrastructure, Briançon has all the necessary amenities for a pleasant daily life. You will find shops, restaurants, schools, as well as quality sports and leisure facilities. Furthermore, the proximity to Italy allows you to enjoy its culinary and cultural influences.

Finally, investing in real estate in Briançon offers great economic prospects. The town benefits from a dynamic tourism industry throughout the year, attracting numerous visitors. This makes Briançon a wise choice for a rental investment or a second home.

In summary, Briançon is an ideal destination for mountain lovers, nature enthusiasts, and history buffs. Whether you are looking for a peaceful place to...