

OFFER ACCEPTED - 16m studio apartment sleeps 4 + ski locker at the foot of the slopes in Valfréjus

## EXCLUSIVE

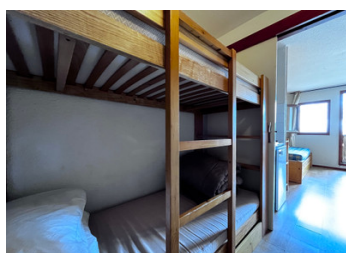
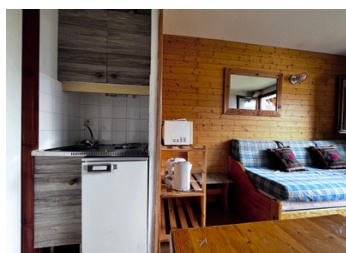
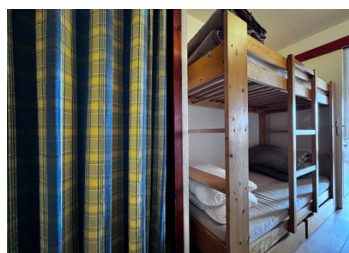


## INFORMATION

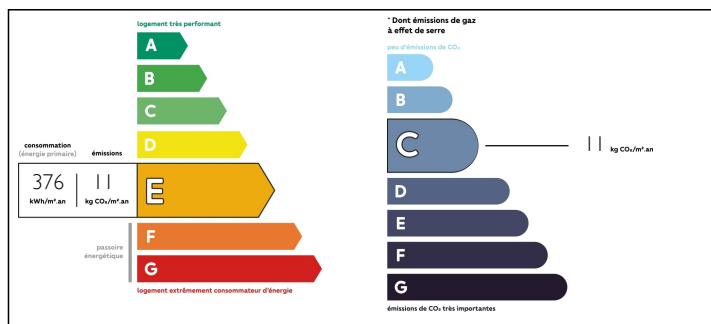
Town:	Modane
Department:	Savoie
Bed:	0
Bath:	1
Floor:	16 m2
Outside Space:	1 m2

## IN BRIEF

This studio not only allows you to ski and stay in a quiet, unspoilt resort, it also gives you the chance to ski in the world's largest ski area. The apartment is just 24 minutes (19 km) from the Orelle gondola car park, which takes you to Val Thorens and the Three Valleys via the legendary Cime Caron and its 360° panoramic view of the Alps. Within a one-hour radius of Valfréjus, you'll find other popular resorts in the Maurienne Valley. Valloire, Valmeinier, La Norma, Aussois, Val Cenise, Bessans and Bonneval-sur-Arc are all fantastic options for skiing and mountain activities.

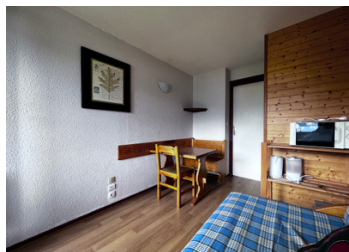


## ENERGY - DPE



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: 336 EUR**

**Taxe habitation: 288 EUR**

## NOTES

## DESCRIPTION

Ready-to-use studio apartment for sale in the family friendly ski resort of Valfréjus., in the Maurienne Valley, Savoie.

The studio is on the 3rd floor (with lift) of the co-owned "Chalet Club" building, run by the agency Foncia. No commercial lease agreement in place.

It sleeps 4, with bunk beds and a sofa bed, separated by a sliding door. The cooking area is equipped with a fridge, 2-plate electric hob and storage above and below the sink/ hob. A French window opens onto a 1 m<sup>2</sup> balcony with a fantastic view of the mountains, perfect to sit and enjoy a morning coffee before hitting the slopes!

Ski-in, ski-out thanks to its proximity to the Charmasson chairlift, with a private ski locker on the ground floor. Close to shops, restaurants and activities.

Situated on the Italian border at an altitude of 1550 m in the Thabor massif, Valfréjus is a 'natural' ski resort with early snowfall that appeals to skiers, snowboarders, freeriders and speedriders. It is also the ideal spot for a summer holiday in the heart of the Alps, with activities such as via ferrata, trail running, high-altitude lakes, summits at 3000m, and cycling the many local mythical mountain passes. Within just under 3 hours' drive, you can reach the beautiful Italian coast and explore its charming towns and stunning beaches.

Take the plunge and become a homeowner in Valfréjus to enjoy the thrills of unspoilt countryside for less than the price of a new...