

Fantastic 3-bedroom duplex apartment 71m2 with lovely view and private covered parking close to all amenities.



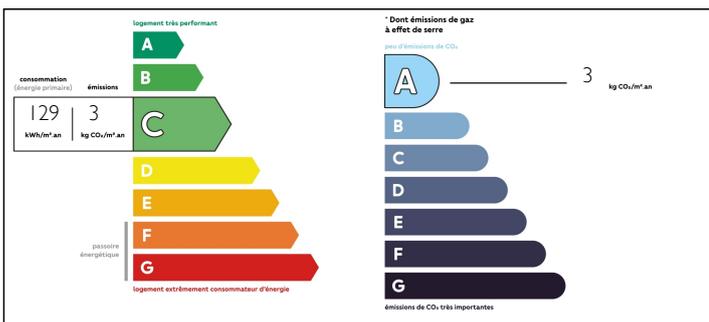
## INFORMATION

Town:	Vaujany
Department:	Isère
Bed:	3
Bath:	1
Floor:	71.17 m2
Outside Space:	10 m2

## IN BRIEF

Built in 2008 this fantastic duplex apartment is part of the development known as the Chalet Du Verney. It is located in the area of the village known as Le Caroux and close to the elevator relating to the main lift system and cable car linking to the Alpe d'Huez Grand Rousses Ski area. The property has also been subject to many improvements by the present owners. The result is a fabulous spacious apartment rare to the market in this area. This property would be ideal for a family or as a holiday rental investment.

## 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

The chalet comprises on the first level ; 1 bedroom, entrance hall with WC and a large storage cupboard, a spacious living room with open plan kitchen and dining area. The sizable balcony (10m2) offers fabulous views towards the La Fare waterfall and the Oisans valley. The main living space has a very bright and airy feel thanks to the sliding glass doors that open on to a balcony.

A wooden staircase leads from the living room to the second level where we find two double bedrooms, a bathroom with bath & shower, a vanity unit with two wash-hand basins and a separate WC.

The apartment also has a private covered parking space in the basement of the residence, a cellar located on the ground floor of the residence and another private parking space in the outside private car parking area.

In summary this property offers excellent value for money. The location and composition of this unique property offers all the benefits of an individual chalet but with the practicality of a co-ownership. The rental potential makes it an excellent investment opportunity. The view will never be obstructed and its location higher up in the village means it also gets the sun for longer and later in the afternoon.

## LOCAL TAXES

**Taxe foncière: 928 EUR**

**Taxe habitation: 298 EUR**

## NOTES

-----

Co-owned building of 4 units  
Provisional annual charges: 1600€

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>