

Beautiful 3-bedroom apartment with private garage & mountain views, close to ski lift and local facilities.

## EXCLUSIVE



## INFORMATION

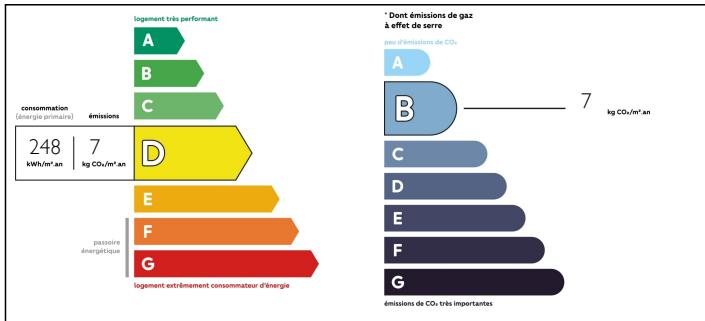
Town:	Vaujany
Department:	Isère
Bed:	3
Bath:	1
Floor:	68 m <sup>2</sup>
Outside Space:	34 m <sup>2</sup>



## IN BRIEF

Vaujany is a very popular family resort with a direct connection in to the Alpe d'Huez ski area. Exclusive to Leggett, this highly sought after, spacious 3-bedroom ski apartment is located only 200m from the cable car link to the Alpe d'Huez ski area. This fabulous apartment is situated on the first floor with a very large terrace overlooking the La Fare waterfall. The quality wood finishings in Larch, Spruce and Oak, give the open plan design much more of a chalet feel than an apartment.

## 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 apartment comprises a spacious open plan living area with fully equipped kitchen and dining space. The living area opens onto a fabulous spacious balcony 34m<sup>2</sup> with fantastic views towards the La Fare waterfall and the Alpe d'Huez Grande Rousse ski area. There are three bedrooms, each with their own built in wardrobes. The quality wood finishing provides a warm relaxing atmosphere for those cosy nights after a hard days skiing. The bathroom with bath is beautifully finished soft complementary colours and there is a second separate WC.

The apartment also comes with a private garage, and a ski locker.

Annual co-owner charges – approximately 1520€  
Taxe Foncière -874€  
Taxe d'Habitation- 281€

## LOCAL TAXES

Taxe foncière: **874 EUR**

Taxe habitation: **281 EUR**

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 small driving distance offering a variety of different watersports. The local village of Allemond also has fantastic outdoor swimming facilities as well as the recently opened Gondola providing access for both skiing in the winter and walking and mountain biking in the summer.

## NOTES

Vaujany is a very affluent family village and holds the 'Famille Plus Montagne' label for its childcare facilities. It has its own sports complex with a 25m swimming pool and flume, children's play area, gym and spa with sauna and Jacuzzi. A brand new, world class ice rink was also built only a few years...