LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29076NTB73 Price: 639 000 EUR

agency fees to be paid by the seller

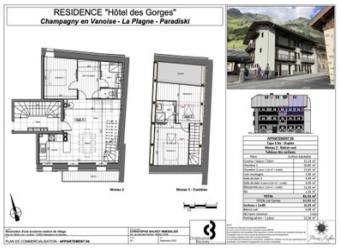
Fully renovated, high quality, stunning 2 bedroom duplex, in Champagny la Vanoise national park



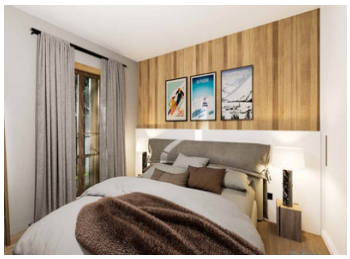












INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	2
Bath:	2
Floor:	66 m2
Outside Space:	11 m2

IN BRIEF

Duplex Apartment with Panoramic Views in Champagny le Haut – Parc de la Vanoise

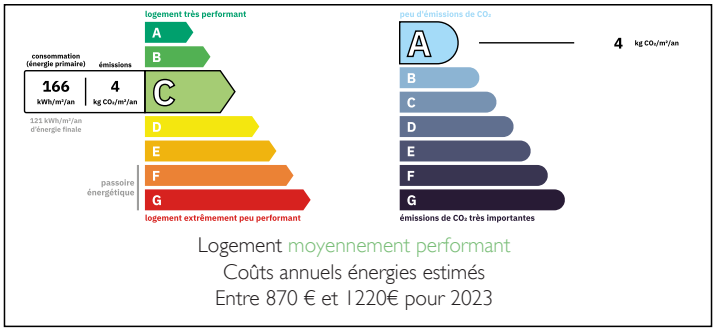
Located in the heart of the beautiful Parc National de la Vanoise, in the preserved alpine hamlet of Champagny-le-Haut, this attractive duplex apartment forms part of a newly renovated residence combining modern comfort with authentic Savoyard character.

The residence consists of only six apartments, creating an intimate and peaceful setting surrounded by exceptional mountain scenery. Carefully renovated, the development blends contemporary finishes with traditional alpine charm, offering a rare opportunity to own a property in one of the most beautiful and protected areas of the French Alps.

The apartment is furnished with a separate storage area and offers the possibility to purchase a private outdoor parking space.

The property benefits from two balconies: one south-facing and one west-facing. From these outdoor spaces, you can enjoy breathtaking panoramic views of the surrounding alpine landscape.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 870 € et 1220€ pour 2023

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.

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NOTES

DESCRIPTION

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The apartment is sold with a separate storage area and offers the possibility to purchase a private outdoor parking space.

The property benefits from two balconies: one south-facing and one west-facing. From these outdoor spaces, you can enjoy breathtaking panoramic views of the surrounding alpine landscape. The south-facing balcony is ideal for enjoying sunlight throughout the day, while the west-facing balcony provides beautiful evening light and spectacular sunset views over the mountains.

Apartment Layout
Lower Level (Level 2)
Spacious open-plan kitchen, dining and living area (approximately 31.10 m²)
Bedroom 1 (approximately 10.85 m²)
Mountain corner / bunk area (approximately 7.00 m²), ideal for additional sleeping space
Bathroom 1 (approximately 4.40 m²)
Separate WC (approximately 1.35 m²)
Direct access from the living area to the south-facing...