LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29617DC73 Price: 125 000 EUR

agency fees to be paid by the seller

One bedroom leaseback apartment , Residence Chalet de Wengen, Les Coches, La Plagne, Paradiski.

EXCLUSIVE















INFORMATION

Town:	LA PLAGNE
Department:	Savoie
Bed:	1
Bath:	1
Floor:	35 m2
Outside Space:	5 m2

IN BRIEF

This is a light, airy, 1 bedroom ski apartment for sale in the popular Chalets de Wengen residence in Les Coches, La Plagne, Paradiski.

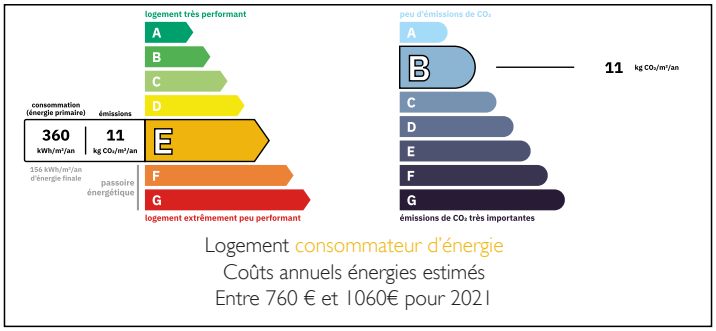
This is a leaseback property with 4 weeks' personal use and a rental income of 3712 euros.

Situated at the front of the residence, the apartment is just one level above the entrance/reception area (very convenient) and has a ski locker and cave/cellar for storing personal belongings.

The balcony offers views of the village, the slopes of Les Arcs, the valley and the mountains beyond.

Les Coches (1450m) is a family friendly ski village at the heart of the amazing Paradiski ski domain.It is an approx. 150m walk from the residence into the village.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 760 € et 1060€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A29617DC73 Price: 125 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**265 EUR**

NOTES

DESCRIPTION

KEY POINTS:

The lease runs until the 30th April 2032.

The rental return is 3712 euros including French VAT; 3,375 euros without the VAT.

4 weeks' personal use: 2 high season weeks, 1 mid season week, 1 low season week (includes summer).

It is possible to buy additional weeks at a reduced rate.

Personal use is allowed out of season.

The local Taxe Fonciere is 265 euros.

THE ACCOMMODATION:

A 1 bedroom apartment approx 35 sq. m.

Entrance hallway with storage.

Bathroom with bath.

Separate WC.

Double bedroom with storage and access to the balcony.

Spacious open plan living/dining area with fitted kitchen and access to the balcony.

Ski locker.

Cave/cellar for storage (same floor as the apartment).

Balcony; east facing.

Access to the slopes is via the 6 man Plan Bois chairlift at the heart of the village. Alternatively, the