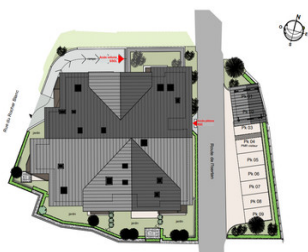


Beautiful new build 2 bedroom apartment stunning views, sunny terrace in Pralognan, Vanoise National Park



## INFORMATION

Town:	<b>Pralognan-la-Vanoise</b>
Department:	<b>Savoie</b>
Bed:	<b>2</b>
Bath:	<b>1</b>
Floor:	<b>66.7 m2</b>
Outside Space:	<b>53 m2</b>



## IN BRIEF

Located in a quiet yet central location in Pralognan la Vanoise, this beautiful, new build 67m2 apartment with terrasse and garden of 52m2 consists of:

Entrance hall with WC

Large, bright, open concept kitchen - living room facing south east onto the terrasse

2 bright and welcoming double bedrooms

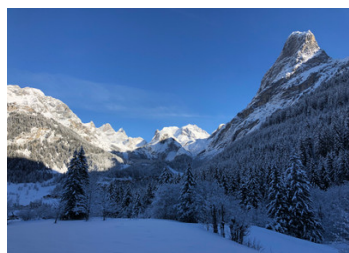
Spacious shower room

Ski locker, and cave

Garage, carport or outside parking available as options

Pralognan la Vanoise at the entrance of the Vanoise National Park offers skiing, in winter and all the mountain activities in summer. Less than 30 min drive to access ParadiSki Plagne -Les Arc and 3 Valleys. Pralognan has retained its original charme of a typical Sayoyard mountain village while giving you access to the biggest ski resorts in Europe

\*Financial incentives of this property are the possibility to reclaim 20% VAT, and rent it...

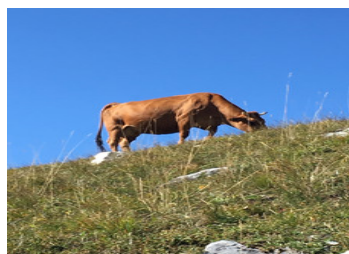


## ENERGY - DPE

DPE not required.

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

Discover this new build beautiful 2-bedroom apartment of 67m<sup>2</sup>, located in a quiet yet central part of Pralognan la Vanoise. This residence offers the perfect blend of Savoyard charm and modern high end amenities in a privileged location allowing you to take in spectacular panoramic views of the surrounding mountains.

### Prime Location & Ski Access

Within a few steps from the Isertan ski lift, the beginners slope and the cross country tracks, it's as close to Ski-in/Ski-out convenience as it can get. Restaurants, shops and the Mont Bochor Telepherique are less than 5 minutes by foot. ,

This residence architecture emulates the Savoyard style, blending beautifully into the mountain landscape with its stone and wood façades, yet maintaining clean, modern lines with large windows and wide balconies allowing for light and warmth.

Each apartment is designed with a welcoming, cosy, and chic atmosphere, using premium materials such as wood and glass, and modern fixtures.

Ski lockers & private storage

Childcare/nursery services are only 5 minutes by foot

Options for indoor parking, car port parking or outside parking.

Two of the worlds largest ski resorts - 3 Valleys (Courchevel, Meribel and Val Thorens) and ParadiSki, (La Plagne and Les Arcs) are within 35min and 45min drive from Pralognan.

### Additional Benefits & Investment Potential

Possibility to reclaim 20% VAT (if rented under a management scheme)

Excellent rental potential .

This residence lets you enjoy the true atmosphere of a traditional Savoyard village yet gives you easy access to the biggest...

## NOTES