LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38145DC73 Price: 305 000 EUR

agency fees to be paid by the seller

4 bedroom duplex apartment with terrace and 2 balconies, just a short drive to Peisey, Les Arcs

EXCLUSIVE















INFORMATION

Town:	Peisey-Nancroix
Department:	Savoie
Bed:	4
Bath:	4
Floor:	77 m2
Outside Space:	20 m2

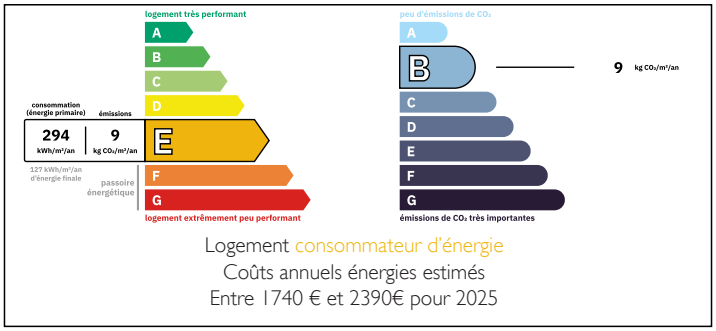
IN BRIEF

Well, 4 bedroom apartments are like hen's teeth, which makes this very interesting family accommodation in the mountains and it has a successful rental record with a local agency.

This duplex apartment is to be found just off the road up to Peisey-Vallandry in the Domaine de la Vanoise development that dates from 2017 and is just an approx 5 minute drive to Peisey village with the LONZAGNE high speed gondola lift to Plan Peisey and the Vanoise Express cable car to access all of Peisey-Vallandry, Les Arcs, La Plagne , PARADISKI. For those of you who love walking the GR5 walking route can be accessed directly from the residence.

With 77m2 of habitable space over 2 floors, 4 en suite bathrooms, a terrace and two balconies, this is a great family base in the mountains for...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1740 € et 2390€ pour 2025

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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LOCAL TAXES

Taxe foncière: **870 EUR**

NOTES

DESCRIPTION

Access to the apartment is via an external staircase that leads to the 1 st floor terrace and main entrance.

The accommodation on this level comprises:

Entrance hallway with access to one of the balconies.

Separate WC

To the right, Bedroom 1; a double/twin room with en suite shower room.

Through to a large , comfortable living /dining area with open plan fitted kitchen and access to both balconies

A steep staircase leads to the lower level where you will find:

Lobby area with washing machine.

Separate WC

Bedroom 2; 2 x bunk beds with en suite shower room.

Bedroom 3: double/twin room with en suite shower room and access to the outside.

Bedroom 4: A BIG double/twin room with amazing large shower area and access to outside.

There is private external parking for the residence though individual spaces have not been marked out.

A short drive brings you to Peisey village for access to the slopes whilst a little further on is the Rosuel valley with cross country skiing as well as the ski villages of Vallandry and Plan Peisey.
Set within a small residence just a short walk from Peisey Village, the apartment enjoys easy access to