LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43497JQB73 Price: 1 995 000 EUR

agency fees to be paid by the seller

Exceptional 4 bed PENTHOUSE For Sale LA ROSIERE Ski Resort, Large South facing Balcony Breath taking Views















INFORMATION

Town:	Montvalezan
Department:	Savoie
Bed:	4
Bath:	2
Floor:	125 m2
Outside Space:	50 m2

IN BRIEF

An exceptional Penthouse SKI apartment with a modern and luxurious feel in this exclusive 4 star Tourist residence (with an obligation to rent out the apartment for a certain number of weeks per year).

4 spacious bedrooms with access to the East and West facing balconies, to sleep 12 people.

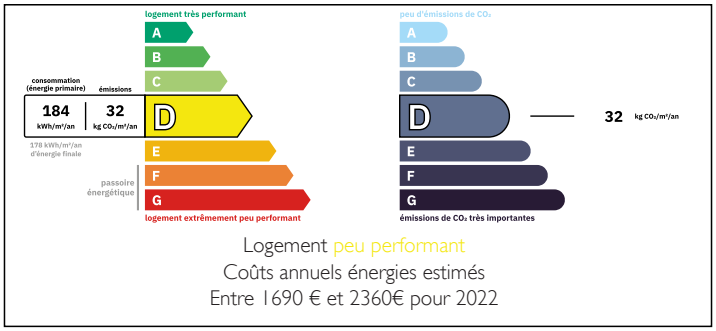
Magnificent mountain views from the South facing open plan living area that opens up onto its spacious balcony.

Private parking place in the secure garage and 1 outdoor space for a moto.

Ski Locker and storage Cave

Excellent rental potential with the obligatory property leaseback scheme.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1690 € et 2360€ pour 2022

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:	**835 EUR**

NOTES

DESCRIPTION

NOTE : This apartment is part of a classified tourist residence where rentals are subject to VAT and rental commitments in accordance with the Mountain Law.
It is possible, subject to tax and legal validation, to exit this scheme by paying the VAT deducted at the time of the initial acquisition of the property.

The apartment that sleeps 12 in its 4 spacious bedrooms (2 large doubles, 2 family rooms with stylish rustic built in bunk beds) offers a triple aspect with balconies to the East, West and of course the magnificent South exposure.

The open plan lounge kitchen and dining room presents remarkable volumes of space with its high vaulted ceiling.

The kitchen features high-end appliances, stylish modern technology units, wine cooler and fine crafted slate flooring.

The apartment benefits from opulent lighting and underfloor heating throughout providing homely luxury.

The crowning feature at the building apex are the expansive double glass patio doors that slide seamlessly opening up the breathtaking mountain views from the exceptional south facing balcony.

The apartment benefits from a private parking space in the secure garage, an outdoor parking space for a moto, a ski locker and a storage cave.

Luxurious spa facilities including a large sauna, jacuzzi overlooking the large south aspect communal terrace, a spacious sauna, fitness equipment and wellness area.

There is an additional communal lounge area with pool table, table football and fireplace.