LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44575FNC73 Price: 290 000 EUR

agency fees to be paid by the seller

Two bedroom duplex apartment with sunny terrace and two balconies. Les Arcs ski resort a few minutes away.















INFORMATION

Town:	Peisey-Nancroix
Department:	Savoie
Bed:	2
Bath:	2
Floor:	63 m2
Outside Space:	31 m2

IN BRIEF

Great opportunity to buy a spacious (79m², with 64m² of habitable space) two bedroom apartment in the heart of Paradiski. It also comes with not one but two mezzanines so you can sleep 6 people comfortably with room for another guest on the mezzanine above the main bedroom.

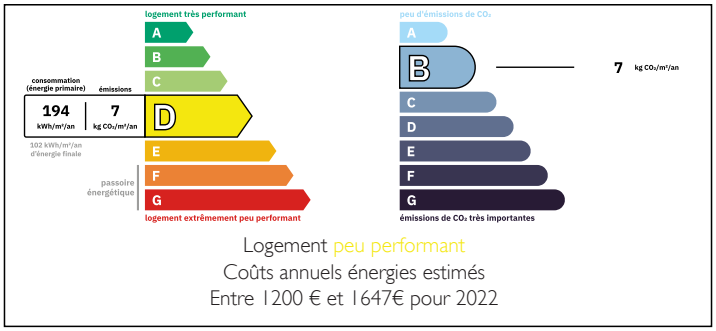
A fantastic feature of this lovely apartment is the outside space which you will not find in the high altitude parts of Les Arcs. The large 22m² terrace gets the sunshine from the morning through till the afternoon and then you can switch to one of the 3 balconies for perhaps more sun in the evening.

The lounge diner has loads of room for relaxing on the sofas before moving to the dining table just next to the terrace. The kitchen is tucked round the corner but also has a door to the terrace, perfect for summer dining.

The bedrooms are ensuite and each have a private balcony.

The new telecabine is a few minutes drive away, whisking you up to Peisey to the Vanoise Express with Les Arcs and La Plagne waiting for you!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1200 € et 1647€ 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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NOTES

DESCRIPTION

The apartment is on the second floor and comes with a dedicated parking space.
The lounge diner is 25m² with a south facing balcony off the lounge and a lovely terrace off the dining area. This is a wonderful addition to this property; lots of sunshine, lots of space (22m²) which in summer gives you more living area. Ideal for families but also increases the rental potential should this be an investment property.
There is a separate WC on this floor.

The kitchen is tucked round the corner but has a door to the terrace; perfect for summer living. Why eat inside when you can be on your mountain terrace?

The bedrooms are large (10m²) and each have their own ensuite bathrooms. The master bedroom has a lovely modern shower room with light bricks to add to the feeling of maybe being in a boutique hotel. From the long balcony you can watch the Vanoise Express move from Les Arcs to La Plagne.

The second bedroom has a large bathroom with bath and WC and a large south facing balcony which overlooks the terrace.

From this bedroom you can access the two mezzanines; one is open and can fit a double bed and the other is a bit of a "Narnia" surprise.....open what looks like a cupboard door and there is 4.86m² where you could sleep an extra person. With a glass partition overlooking the master bedroom, this is one of those features which makes this more than just a duplex. It's a duplex with character!

The apartment is in a small complex within walking distance of Peisey Village where you'll find a boulangerie, bar, restaurant, cheese shop and small supermarket.
From winter 2026/27 there will also be a new high-speed gondola replacing the old Lozagne lift...