LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47377LDS73 Price: 705 120 EUR

agency fees to be paid by the seller

New-build 91 m villa with 3 bedrooms, private outdoor space and parking, in Les Avanchers.







INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	178 m2

IN BRIEF

A spacious new-build villa of approximately 91 m² arranged over two floors, offering 3 bedrooms, a bathroom, private outdoor space and a parking space. Located in the peaceful village of Les Avanchers, close to Valmorel, with delivery scheduled for 2029.

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.

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DESCRIPTION

Set in a peaceful mountain environment with open views, this new-build villa offers an excellent opportunity to create a comfortable home in the heart of the Valmorel valley.

The property provides approximately 91 m² of living space arranged over two floors, with a layout designed for modern family life. The garden level comprises three bedrooms, a bathroom and a separate WC, while the ground floor features an entrance hall, a utility room, a further WC and a bright living area opening onto a terrace, to relax, enjoy the surrounding scenery and make the most of the Alpine lifestyle.

The villa also benefits from a private parking space, providing convenient off-road parking. Covered parking spaces, located in the basement of the building, are also available for purchase at €20,000 including VAT.

As part of a new-build project, the property will be delivered with modern construction standards and contemporary specifications. Its location makes it equally suitable as a permanent home or a mountain retreat, with Valmorel and its ski area easily accessible.

Completion is scheduled for 2029, giving future owners the opportunity to plan ahead for a brand-new property in this attractive Alpine setting.

Les Avanchers enjoys a peaceful and authentic village atmosphere while benefiting from its proximity to Valmorel and its ski area. Surrounded by beautiful mountain scenery, the area is particularly appealing to those looking for a quieter alternative to living directly in a ski resort, without giving up easy access to winter and summer activities. Skiing, hiking,...

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