LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47378LDS73 Price: 710 320 EUR

agency fees to be paid by the seller

New-build 92 m villa with 3 bedrooms, private garden, terrace and parking, in Les Avanchers.







INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	176 m2

IN BRIEF

New-build villa of approximately 92 m² arranged over two floors, comprising 3 bedrooms, a bathroom, a private garden and terrace, a cellar, as well as a private parking space. Completion 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

Enjoy the peace and tranquillity of a mountain village while being just a short distance from Valmorel with this new-build villa, designed to offer comfort, privacy and quality of life, together with open views.

With approximately 92 m² of living space arranged over two levels, the property offers a family-friendly layout. On the garden level, there are three bedrooms, a separate WC and a bathroom. The ground floor comprises an entrance hall, a utility/storage room, a WC and the living area, which opens onto a terrace where you can fully enjoy the surrounding natural environment.

One private parking space completes the property, providing convenient and secure 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 development, the villa will benefit from contemporary construction standards and modern specifications. It would make an ideal main residence or holiday home in this sought-after Alpine location.
Delivery is scheduled for 2029.

Located in the heart of the Valmorel valley, Les Avanchers offers a peaceful and unspoilt setting with an authentic mountain atmosphere. Close to the resort of Valmorel and its ski area, the village provides easy access to a wide range of mountain activities throughout the year, including skiing, hiking, mountain biking and numerous outdoor pursuits. An ideal location for those looking for the perfect balance between peace, nature and access to the amenities and leisure activities of a family-friendly ski resort.

NOTES

Information about risks to which...