

Exclusive to Leggett & rare opportunity. Spacious ski-in-ski-out apartment with exceptional location 86m2

EXCLUSIVE



## INFORMATION

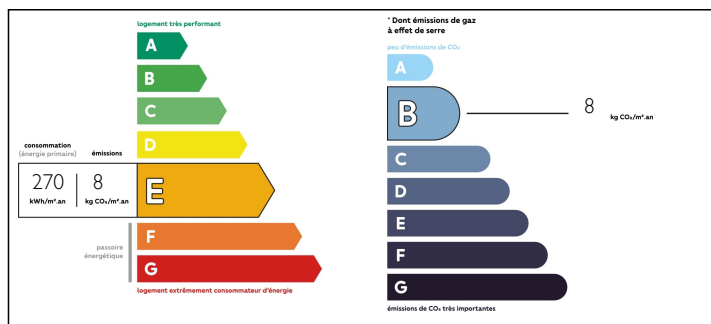
Town:	Les Deux Alpes
Department:	Isère
Bed:	4
Bath:	2
Floor:	86 m2
Outside Space:	7 m2

## IN BRIEF

This fantastic bright and spacious duplex ski apartment is located in the Ecrin 7 residence located next to the village ski lift in Les Deux Alpes 1800 an area that has its own bars restaurants hotels and shops. The residence was built in 1988 and the apartment was created by joining two smaller apartments together during the construction process to give a total floor area of 86m2 and a habitable surface (>1.80m) area of 76m2. The apartment offers a magnificent elevated south facing view across the valley to the peak de la Muzelle and the valley blanche ski area.

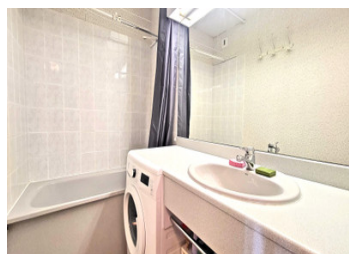


## ENERGY - DPE



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.



## DESCRIPTION

The first floor comprises a lounge dining area with balcony and south facing view, kitchenette, bathroom with bath and twin washbasins, separate W.C. entrance hallway and storage cupboard.

The main living area offers plenty of natural light providing a comfortable and uplifting atmosphere. Patio doors open onto the balcony approximately 7m2 with its amazing unobstructed south facing mountain views. Ideal for topping up the winter tan or even a sneaky BBQ.

The second floor comprises 3 bedrooms and a cabin room, a second bathroom with W.C. and a spacious hallway. All of the bedrooms have mountain views.

The heating system is all electric and the apartment also possesses a private cellar and ski locker. There is covered free parking below the residence (no private space) with direct access to apartment via an elevator.

It is increasingly difficult to find apartments of this size that are not sold with a management contract as most new build properties are required to provide this as a condition of their planning permission. The ability to purchase the freehold will allow the new owners to have the maximum flexibility of use and rental return, either as a holiday ski apartment for family and friends or alternatively, as an investment property. The ski-to-the-door location next to the ski lift and its capacity to easily accommodate 8 people make this a perfect opportunity.

Annual co-owner charges - 2400€

Taxe Fonciere - 1798€

Taxe d'habitation - 1249€

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Co-owned building of...

## LOCAL TAXES

**Taxe foncière: 1798 EUR**

**Taxe habitation: 1249 EUR**

## NOTES