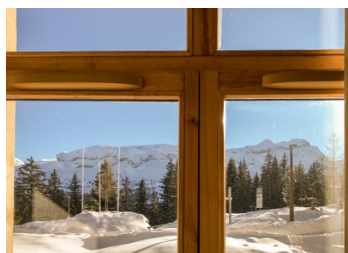


I-bed South-facing apartment in Flaine, ski in ski out, covered parking, swimming pool.



INFORMATION

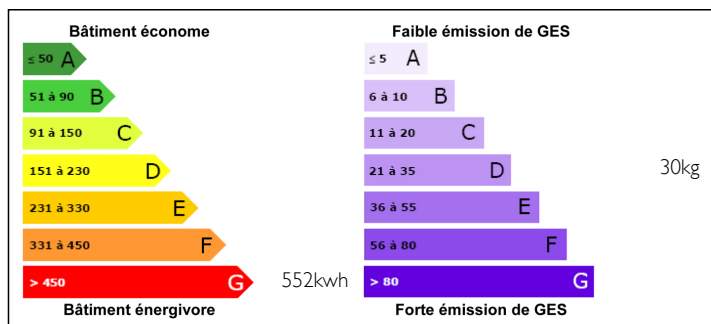
Town:	FLAINE
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	36 m2
Outside Space:	5 m2



IN BRIEF

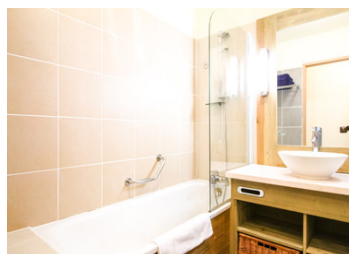
This superior South-facing 1-bedroom, 1-bathroom apartment UNDER OFFER is located in Flaine's Montsoleil residence, a luxury complex built in 2007 and managed by Pierre & Vacances.

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

UNDER OFFER The apartment is sold fully furnished to a high standard, with mountain views from the lounge and bedroom. It comprises:

- Entrance into large kitchenette / lounge area
- Well equipped kitchenette with fridge-freezer, oven, 4-ring hob, dishwasher
- Large lounge with dining area, 2-person sofa bed and door leading to South-facing terrace
- Master bedroom with double bed
- Bathroom opposite the bedroom with bath and sink
- Separate WC
- Cave storage room and ski locker

Approx annual charges (based on most recent available information):

Tax Fonciere 606€

Tax d'Habitation 800€

ASL Charge 790€

Sogire Charge 2350€

LOCAL TAXES

Taxe foncière: 660 EUR

Taxe habitation: 600 EUR

NOTES

At 1600m Flaine is the highest resort in the Grand Massif ski area and boasts an excellent snow record, partly due to its situation in an enclosed bowl, making the resort popular with serious skiers and families alike. A short chair-lift ride takes visitors into the Grand Massif area, linking Flaine with the resorts of Les Carroz, Samoens, Morillon and Sixt Fer-a-Cheval, and providing over 250km of pistes.

Access to resort is simple, as Geneva airport is just 88km away, meaning transfers normally take just 1h 30mins.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>