

## Stunning new build | bedroom apartment for sale in the heart of Chambéry



## INFORMATION

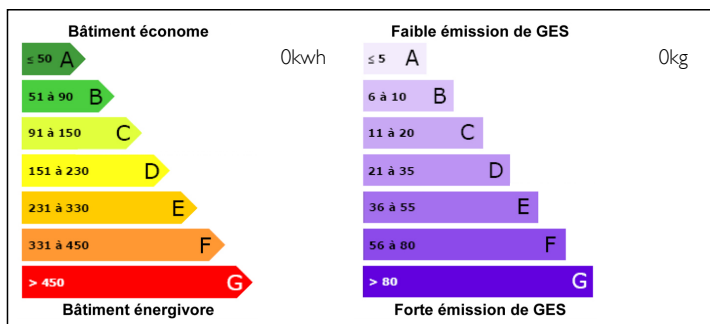
Town:	Chambéry
Department:	Savoie
Bed:	1
Bath:	1
Floor:	65 m2
Outside Space:	7 m2



## IN BRIEF

This designer apartment is part of a luxury development of 85 properties combining the latest construction technology and modern ideas where every detail is taken care of. Its exceptional location offers breathtaking views over the city to the mountains.

## 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

Chambery, historically known as the "Doorkeeper of the Alps," is a city surrounded by three stunning nature parks, glacial lakes and the largest ski domains in France. This Alpine city offers a relaxed lifestyle, combined with the fresh vitality of being a university town.

This luxury development is in the privileged position of a green setting and central to the medieval heart of the Savoy capital. "Castle View" is a contemporary new build development that offers exceptional panoramas of the Bauges and Belledonne mountain ranges which can be appreciated from the apartment balcony.

### The Apartment – Lot B204

A well thought out design – 1 bedroom apartment on the ground floor with open plan living space leading out onto a sizeable (6.57m<sup>2</sup>) private terrace facing north-west, benefitting from the late afternoon and evening sun. Spectacular views over Chambery's historical castle and far reaching mountain range.

The bright and spacious living room and kitchen zone enjoy large bay windows looking out to the surrounding greenery. It has a good size bathroom and separate water closet and plenty of storage space store and private secure underground parking. The units are all NF Habitat eco-labelled as standard, guaranteeing they meet current energy efficient expectations.

Excellent rental potential at the market value of 630euros per month and completion is expected in April 2020. This an ideal investment opportunity.

All new build properties command reduced Notary fees (3-3.5%) of the purchase price rather than the average 9-10% which is attractive when looking at...

## NOTES