

Fabulous 2 bedroom + bunk, new build apartment in Pralognan la Vanoise, beautiful in both summer and winter.

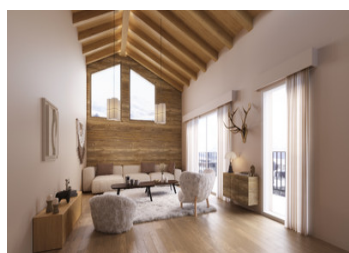


## INFORMATION

|                |                      |
|----------------|----------------------|
| Town:          | Pralognan-la-Vanoise |
| Department:    | Savoie               |
| Bed:           | 3                    |
| Bath:          | 2                    |
| Floor:         | 78.9 m2              |
| Outside Space: | 8 m2                 |

## IN BRIEF

This duplex top floor, 3-bedroom apartment is part of a high quality, small new build development in the fantastic mountain resort of Pralognan La Vanoise. The apartment is composed of a generous entrance hall leading, via a corridor, to an ensuite bedroom, plus 2 further bedrooms sharing a bathroom and 2 separate WC's. A good size living space leads off the entrance hall with stairs leading up to a separate mezzanine floor. Access to the South facing balcony is directly off the dining area providing good light and views and the possibility of outdoor eating. The apartment is ready for delivery in winter 2024, and you will be offered, a choice of interior materials and finishes to personalise your own apartment. Pralognan is a fantastic mountain location, in winter for skiing, cross-country, and in summer for walking, swimming, climbing and enjoying the local food in its many restaurants. Private...



## 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

This duplex top floor, 3-bedroom apartment is part of a high quality, small new build development in the fantastic, multi seasonal mountain resort of Pralognan La Vanoise.

This brand new quality development has a total of just 15 apartments in 2 buildings and is walking distance to the ski lifts and village centre of this stunning resort.

The apartments are being sold off plan, allowing you the opportunity, where possible, to modify the interior layout according to personal taste. Throughout the construction of the chalet, you will be invited to personalise your choice of interior materials and customise the finish, making this a true, bespoke purchase experience.

The 112m<sup>2</sup> apartment (78.9m<sup>2</sup> Habitable, and 33.8m<sup>2</sup> under 1.8m high) comprises:  
Living area; 27.2m<sup>2</sup> + 7.3m<sup>2</sup> under 1.8m  
bedroom 3; 10.6m<sup>2</sup> + 7.2m<sup>2</sup> under 1.8m  
Bedroom 2; 9.5m<sup>2</sup> + ensuite 2.3m<sup>2</sup>  
bedroom 1; 9.2 + 5.8m<sup>2</sup> under 1.8m  
bathroom 2; 3.7m<sup>2</sup>  
2 x WC; 1.8m<sup>2</sup> and 1.4m<sup>2</sup>  
Mezzanine; 12.7m<sup>2</sup> under 1.8m  
Entrance & corridors; 13.6m<sup>2</sup>  
South facing balcony; 7.5m<sup>2</sup>

Parking is available as an add-on purchase, with the choice of a garage, undercover or open parking - More details and prices available.

This extraordinary village is located in Vanoise National...

## NOTES