

Quality, new build, 2 bedroom apartment with terrace in beautiful Pralognan la Vanoise for sale



## INFORMATION

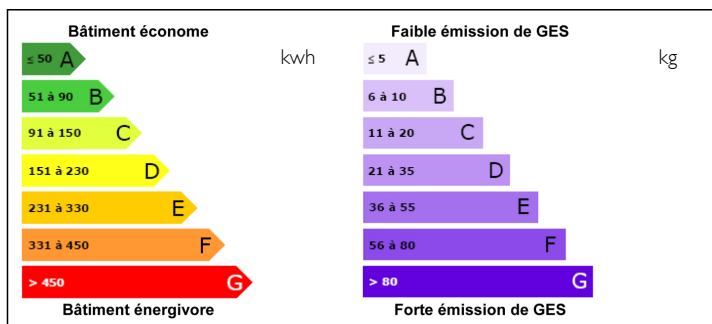
Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	2
Bath:	1
Floor:	51 m2
Outside Space:	16 m2



## IN BRIEF

This ground floor, 2-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 with storage, leading to the open plan living space (kitchen, dining and sitting areas) with access to the South West facing 16m2 terrace. A hall way leads to 2 bedrooms, a shower room and separate WC with the master room also leading onto the terrace. The apartment is ready for delivery in winter 2024, and you will be offered, where possible, 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 parking also available Possibility of VAT return and reduced notaire fees please do get in touch for more information on...

## 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.



## NOTES

## DESCRIPTION

This ground floor, 2-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 personalise your choice of interior materials and customise the finish, making this a true, bespoke purchase experience.

This 51m<sup>2</sup> apartment comprises:

Living area; 20.5m<sup>2</sup>

Bedroom 2; 8.5m<sup>2</sup>

Bedroom 1; 9.5m<sup>2</sup>

Shower room; 3.8m<sup>2</sup>

WC; 2m<sup>2</sup>

Entrance & corridors; 6.8m<sup>2</sup>

South West facing terrace; 15.9m<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 Park, in Savoie and is very close neighbours with Courchevel and the 3 valleys, aswell as Champagny and Paradiski. For those who love the mountains, Pralognan offers an incredible natural setting.

In winter, Pralognan-la-Vanoise, with its family-oriented ski resort and runs meandering through the wild high-country landscape, combines the charm of a of an authentic resort-village with a vast high-mountain playground. Cross country, alpine and randonée skiing are all possible here along with snow shoeing in the forest trails and sledging, husky sledging and horse riding.