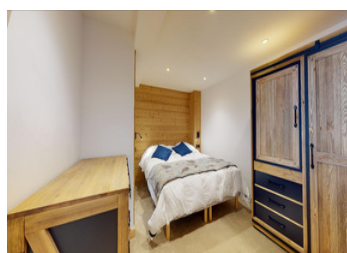
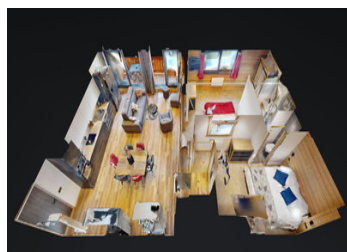


High quality new build 2 bedroom apartment in La Plagne Montchavin linked to high altitude skiing. Sleeps 6.



## INFORMATION

Town:	La Plagne Tarentaise
Department:	Savoie
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2



## IN BRIEF

**KEY POINTS.** Apartment with leaseback. Save on the French VAT. Price without VAT: 544,000 euros. Up to 6 weeks personal use + use out of season. This is Apartment 3 "Les Arolles", a first floor, 2 bedroom apartment for sale in this completely remodelled development of the old Hotel Bellecote at the heart of the village. There are a total of 10 apartments in this small scale development all with top quality interior design and fittings. This particular property sleeps up to 8, is available now and ready for the next ski season. Contracts allow for personal use of up to 6 weeks during the winter and summer seasons as well as use out of season. Personal use can be changed on a year on year basis. Please ask for further details. Montchavin is a very pretty village that links into all of high altitude la Plagne, Les Arcs, Paradiski with over 70% of slopes...

## 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 apartment is one of 10 apartments for sale in the former Hotel Bellecote in the family friendly village of Montchavin, La Plagne which links into all of La Plagne, Les Arcs, Paradiski.

This bespoke development, Residence Hoteliere Bellecote, is now ready and the first apartment is sold.

All apartments will be sold furnished and equipped to a very high standard and the development has reception facilities, sauna, hot tub and a bar/restaurant .

Each apartment has a ski locker, cave for storing personal belongings and a private, external parking space.

Please note: These apartments are sold on a leaseback basis with an initial lease of 11 years 9 months. This will allow you to save the French VAT on purchase. The personal use options range are 0 weeks, 2 weeks, 4 weeks or 6 weeks. In addition the property can be used out of season. Please ask for more details.

NB. : The apartment must remain available for rent for a total of 20 years

Example.

Personal use 4 weeks.

Winter: 1 week in high season and 1 week medium season.

Summer: 1 week high season and 1 week medium season.

Rental Income: 6,500 euros.

Water, electricity and heating all paid by the co-ownership.

Co-ownership charges: 32 euros per m2.

Taxe Fonciere: 12 euros per m2.

All maintenance and servicing is carried out by the management of the residence.

## NOTES