

Magnificent, bright two bedroom + cabin duplex apartment for sale in Aigueblanche with south facing terrace



INFORMATION

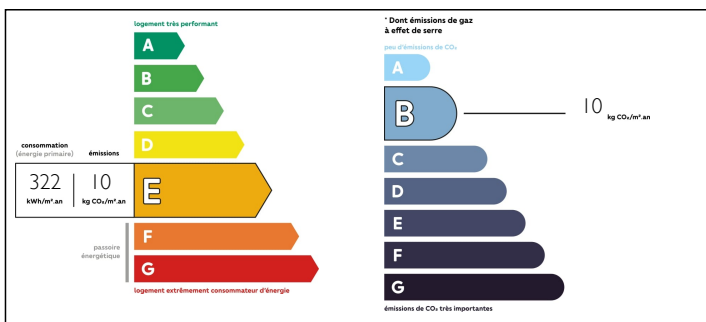
Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	17 m2

IN BRIEF

Beautiful apartment with 74 m² of living space and 109 m² of floor space, ideally located in a quiet area of the town of Aigueblanche. The apartment is part of a small residence and comprises 2 bedrooms, a bathroom, a WC, a laundry area and a spacious living room with access to a lovely south-facing terrace with clear views of the mountains. The mezzanine provides a lovely space for games and relaxation, as well as a sleeping area. The apartment is sold furnished and with a basement garage. Potential for rental income. Copropriety charges: €2,460



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.



LOCAL TAXES

Taxe foncière: 961 EUR

NOTES

DESCRIPTION

The apartment is located on the fourth and top floor of the residence. The entrance hall opens onto the main room of around 31m², comprising a kitchen opening onto the living room with access to the south-facing terrace of 17m², and onto a corridor leading to the two bedrooms of 11 and approximately 14m², the bathroom of 4m², the WC and the utility room. The mezzanine, with a floor surface area of 37.5m², is accessed via the living room and includes a games area, a relaxation area and a sleeping area.

Just 11 km from the thermal baths at Brides-les-Bains, the location is ideal for combining sport and relaxation. The municipal swimming pool is just a few meters from the residence.

On top of this, the property is just 8 km from Moûtiers and its train station, and 24 km from the Méribel and Saint Martin de Belleville ski resorts in the 3 Vallées ski area and is also within easy reach of Valmorel ski resort.

Aigueblanche is the cross roads to a number of ski resorts and a great location for access to summer activities.

For cross-country skiers, Naves is just 15km away.

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