

## 3 bedroom penthouse apartment for sale in a quality new build development



## INFORMATION

|                |          |
|----------------|----------|
| Town:          | Allemond |
| Department:    | Isère    |
| Bed:           | 3        |
| Bath:          | 2        |
| Floor:         | 84.59 m2 |
| Outside Space: | 8 m2     |

## IN BRIEF

This modern 3 bedroom apartment sits on the fourth floor of this new residence. The open plan kitchen and living area opens out onto a balcony offering stunning views of the surrounding mountains. Centrally located in the village of Allemond, this premium new residence is close to the local shops, bars and restaurants as well as the lake and the gondola accessing the expansive Alpe d'Huez ski area.

## 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

APARTMENT: Ref B402

Entrance hall with storage space

Bedroom 1 - 8.55m<sup>2</sup>

Bedroom 2 with ensuite shower room – 10.78m<sup>2</sup>

Bedroom 3 – 12.14m<sup>2</sup>

Bathroom and separate WC

Open plan kitchen, dining and living area – 34m<sup>2</sup>

Terrace – 7.60m<sup>2</sup>

All the apartments are finished with the following high standards:

Ski lockers and bike storage

Outdoor parking with electric vehicle chargers

Spa and wellness area in residence

Ski and bike hire shop on site

THE REGION:

Allemond is a charming village where people take it easy, making it an ideal base camp for exploring the Oisans Alpine region. Situated at an altitude of 713 m, the village offers easy access to the entire valley. It's a starting point for cyclists riding through the Glandon and Croix de Fer passes, as well as for a vast network of marked trails through the Grandes Rousses and Belledonne mountains.

In winter and summer alike, there are free shuttles to take you to the mountain bike and ski areas of Alpe d'Huez Grand Domaine, via Vaujany, Oz-en-Oisans, and Villard-Reculas. You can reach Alpe d'Huez Grand Domaine ski resort in 8 minutes with the new "Eau d'Olle Express" gondola lift, open throughout the winter and summer seasons.

The geographic location of Oisans offers the perfect climate, as you'll find plenty of sunshine throughout much of the year—300 hours on average in high-altitude resorts like Alpe d'Huez!

TRANSPORT/ ACCESS:

Grenoble Airport –88km

Lyon Airport –136km

Geneva Airport – 193km

## NOTES