

Fantastic studio apartment with Coin Montagne, easily rentable with great access to 3 vallees ski area.

## EXCLUSIVE



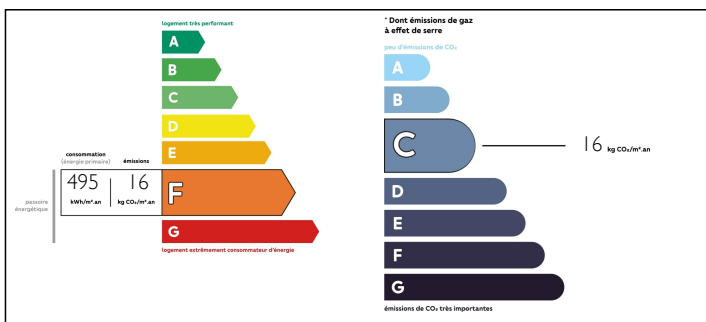
## INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	1
Bath:	1
Floor:	29 m2
Outside Space:	6 m2

## IN BRIEF

Studio apartment with separate cabin bunk room, S/E facing balcony and views of the valley. Access to first class 3 valleys skiing. Modern apartment, furnished and equipped to go. 29.03m2 inc. bathroom and separate toilet. Fully equipped kitchenette. This apartment is free from commercial lease agreement.

## 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: 242 EUR**

## NOTES

## DESCRIPTION

The residence is popular with direct owners and investors alike. Apartments are either owned and used/rented directly or owned and then rented out by 3rd party local agencies to the flow of tourists looking for no nonsense access to the ski area. Having a link to the highest point of the 3 vallees plus access to some of the most iconic summer activities in the alps...gives a long rental season opportunity.

Recognized as the 4th valley access point to the 3 vallees ski domain...Orelle is an up and coming haven for alpine winter and summer activities. Widely known for its direct access to the highest point of the 3 vallees via the brand new high speed Orelle gondola, the village sings a number of advantages for investment and outright ownership for all alpine enthusiasts.

With a number of additional ski resorts within 25minutes, legendary alpine road passes and the Italian border.... owning an apartment here offers a huge amount of possibilities with easy transport connectivity that most resorts can't compete with. Main rail stations and central motorways are within 15 minutes of the residence and with the construction of the main Lyon-Turin rail line, Orelle is set to develop quickly as a major hub for the 3 vallees via the rail station in St Jean.

The apartment itself is close to the main reception building where you can find the spa, restaurant and shop.

The apartment is accessed directly from the outside so no noise from passing residents in...