

28m Studio facing SE in Aiguille Rouge building. Les Arcs 2000

EXCLUSIVE

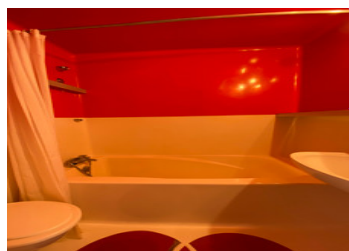


INFORMATION

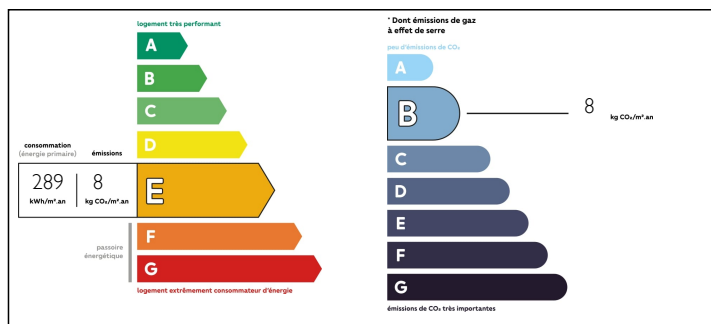
Town:	Bourg-Saint-Maurice
Department:	Savoie
Bed:	0
Bath:	1
Floor:	28 m2
Outside Space:	3 m2

IN BRIEF

This 28m Studio apartment is perfectly located in a ski in and out residence in the high Altitude snow sure resort of Les Arcs 2000. Part of the Paradiski which offers 425km of piste on 260 different runs. Sleeps 4

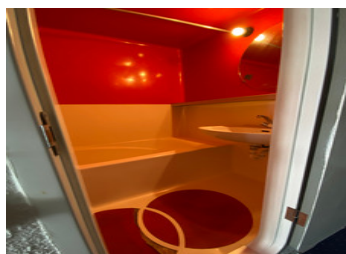


ENERGY - DPE



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

The apartment has a bunk corner on entrance with ample storage.

A bathroom currently with bath, wc and sink

The kitchen area is currently separated by a half wall

The lounge area has a sofa bed and a full height picture windows with views of the ski slopes of Arcs 2000 and the Aiguille Rouge.

There is an outside balcony which has morning sunshine

There is a lockable entry area shared with the apartment next door, perfect for ski boots and shoes.

There are 2 generous ski lockers which could be used to store owners personal possessions if you were to rent the apartment.

This apartment would benefit from a refresh to make it into a comfortable holiday home or rental opportunity.

Co pro charges 2023 €2104

Tax Hab €652

Tax Fonc €684

In the summer there is a full activity programme across Les Arcs in July and August with the mountains providing a cool alternative to the heat of lower altitude.

From 2000 you can easily access the Varet lift and then the Aiguille Rouge cable car 3226m in Altitude, you can ski non stop for 7km and arrive at Villaroger 1200m altitude .

Les Arcs can be easily accessed via the train network and TGV's arrive regularly from Paris and Lille. The Funival connects the train station to the resort of Les Arcs 1600, and the free navettes connect from 1600. You can also pre book parking in les Arcs 2000.

There are...

LOCAL TAXES

Taxe foncière: 684 EUR

Taxe habitation: 652 EUR

NOTES