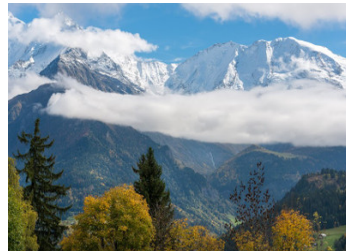


Luxury new build | bedroom ski apartment for sale in this outstanding new development in Combloux.



## INFORMATION

Town:	Combloux
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	43 m <sup>2</sup>
Outside Space:	21 m <sup>2</sup>



## ENERGY - DPE

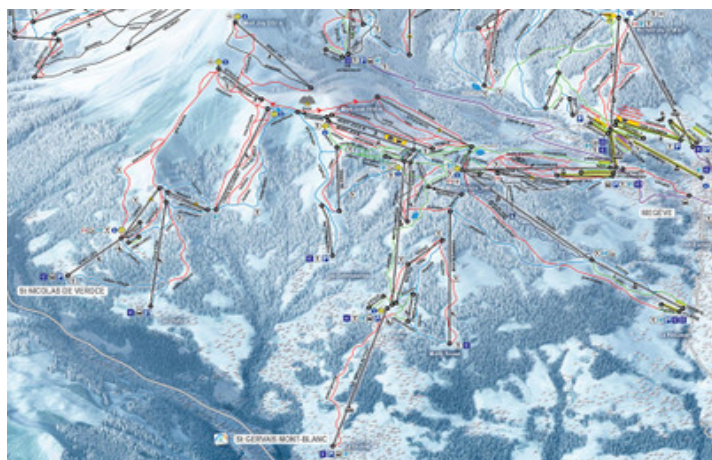
DPE not required.

## IN BRIEF

An exclusive 43m<sup>2</sup> 1 bedroom ski apartment for sale, finished to the highest standard in this luxurious new residence. Fantastic location, a short walk into the village and 4 minutes from the ski bus stop. Flexible management options enable a return on your investment and 20% VAT saving possible via rental agreement. Underground parking. Furnished

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 Lot C104

Entry via a hallway with built in storage for shoes and coats.

Independent WC

Bathroom

A double aspect, open plan living room and kitchen of 20.69m<sup>2</sup> with glazed doors opening on to the balcony and mountain views.

Bedroom 9.85m<sup>2</sup>

The interior design finish can be personalised to suit your taste.

The area is made up of 5 ski resorts Combloux, Megève, Les Contamines, Saint Gervais, La Giettaz; 2 ski regions - Les Portes du Mont-Blanc/ Évasion Mont-Blanc and Combloux is located 4 km from Megève and 30 km from Chamonix

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Combloux is a gorgeous alpine village with a breathtaking view of Mont-Blanc. Known as the "Pearl of Mont-Blanc" it is as much a winter sports resort as it is a summer resort. Situated in the dynamic and attractive department in Haute-Savoie, activities range from ski based in the winter to hiking, parapenting, swimming in the nearby biotope lake and other water sports with the beautiful Lake Annecy 40km away. Enjoying an exceptional natural heritage, Haute-Savoie is a paradise for any mountain enthusiast with majestic landscapes, lakes and gastronomic specialties.

Transport/ Access

A43 motorway to Albertville D1212 32 km

Sallanches train station is 8 km from Combloux; 12 km to Megève TGV station

Frequent bus service to Sallanches.

Megève Altiport 10 minutes

Annecy airport is 41 km (flights from France and Europe)

Chambéry : 95 km (international flights)

Geneva : 87 km (international flights)

Grenoble : 160 km (international flights)