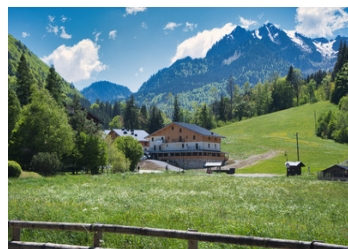
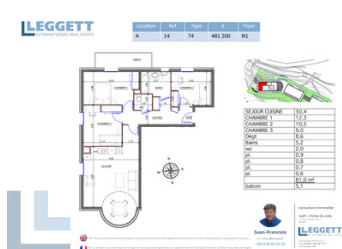


Delivery imminent! 81m three-bedroom apartment with balcony, village of Abondance, between lake and mountains



INFORMATION

Town:	Abondance
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	0 m2

IN BRIEF

Les Chalets d'Offaz, a charming development with an exceptional snow-front location in the heart of the village of Abondance in Haute-Savoie. Just 30 minutes from Lake Geneva, this exceptional flat offers a unique living environment between mountain and lake. Nestled in this south-facing residence, this magnificent 81m² is located on the 1st floor and features a circular window space that reinvents the indoor/outdoor relationship with a panoramic view. It comprises an entrance hall with dressing room, a spacious 30.40 m² living room with open-plan kitchen, 3 bedrooms, a bathroom and a separate WC, a balcony. A cellar and 2 ski locker complete this property. A closed garage is also available for purchase. Alternatively, the apartment can be purchased unfurnished, allowing you to fully customize it to your taste, while benefiting from a more attractive price of €391,700.

ENERGY - DPE

DPE not required.

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

On the ground floor, you'll find a medical centre and daycare facilities.

Les Chalets d'Offaz is a building imbued with the spirit of the mountains, with the charm of tradition added to a fine touch of modernity: all the flats have Lumicene® bay windows, providing a living space bathed in natural light.

Abondance is a mid-mountain resort with the charm of a typical Savoyard village that has preserved all its authenticity. With its village centre, its Abbey (listed as a Historic Monument), its famous cheese, its downhill and cross-country skiing, its walks and mountain bike rides and its lake, there are plenty of reasons to come and enjoy a relaxing setting and a gentle way of life.

LOCAL TAXES

Taxe habitation: EUR

For investors, reclaim the 20% VAT by opting for para-hotel rental through a specialised service provider, to optimise your rental income and ensure an efficient return

We also offer other flats, from T2 to T4, with garages and ski lockers. These properties can be sold 'ready to decorate', offering a more economical option for those on a tight budget. They can also be offered without a parking space or garage, which further reduces the price of the flat. Please do not hesitate to call me to discuss the various options available.

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

NOTES