

Beautifully appointed ski apartment 58m2, Superb location, large balcony, private parking, close to ski lifts

EXCLUSIVE

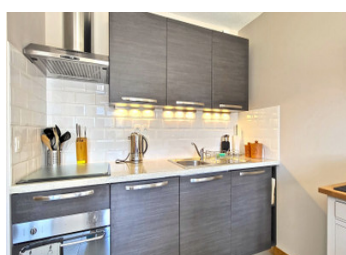
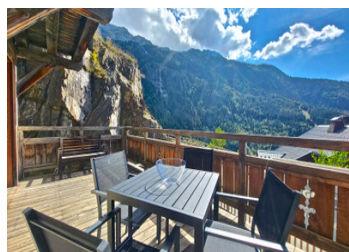


INFORMATION

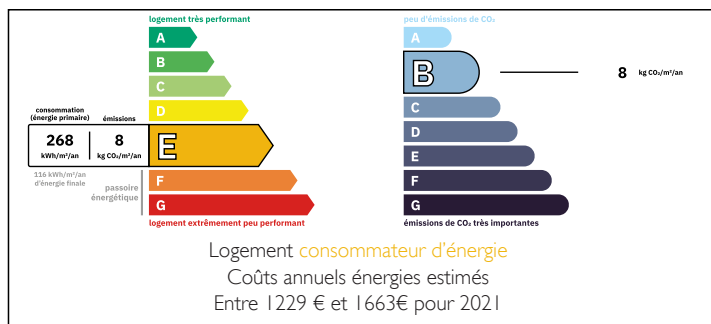
Town:	Vaujany
Department:	Isère
Bed:	2
Bath:	1
Floor:	58 m2
Outside Space:	16 m2

IN BRIEF

This beautiful modern bright and spacious apartment is located in the exclusive ski village of Vaujany, connecting directly to the Alpe 'd'Huez Grand Rousses ski area. The apartment is situated in the residence Les Chalets De La Sagne only 200m from the cable car and village center making it easy to access the variety of shops and restaurants just a few minutes away. NB this property is sold in full ownership with no leaseback contract.

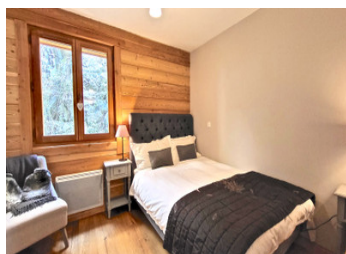
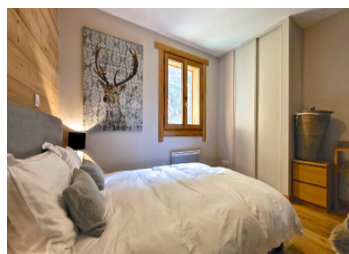


ENERGY - DPE



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 bathroom offers a shower, WC, heated towel rail, vanity unit as well as a washing machine. Included in the sale is a private parking space and a ski locker on the ground floor.

The apartment sleeps 6 people comfortably, if using a sofa bed in the lounge.

From the lounge / dining area the sliding patio doors open out onto the spacious balcony providing fantastic views towards the La Fare Waterfall. In the summer months the balcony offers a lovely outdoor space for children to play or for intimate family dinners.

Co-owner Charges - 1589€

Tax Fonciere - 713€

Tax d'habitation - 249€

LOCAL TAXES

Taxe foncière: 713 EUR

Taxe habitation: 249 EUR

NOTES

Vaujany offers world class skiing as it is an integral part of the massive high altitude Alpe d'Huez ski area. Vaujany is also a very lively summer resort with lots of activities to suit the whole family. There are beautiful lakes with watersports facilities within a small driving distance. Vaujany itself boasts a world-class ice-skating rink where some of the most up and coming young skaters in Europe have their academy.

Vaujany has the reputation of being an affluent family village and holds the 'Famille Plus Montagne' label for its childcare facilities. It also has its own sports complex with a 25m swimming pool and flume, children's play area, gym and spa with sauna and Jacuzzi.

The village came second in a vote in "The Times" for "Best Ski Resort in the World" only being beaten by Whistler, Canada. It has also won...