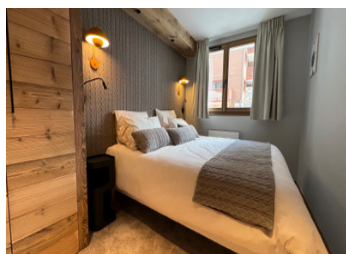


A sunning newly renovated 82m apartment in the newly developed part of Tignes Val Claret



## INFORMATION

|                |        |
|----------------|--------|
| Town:          | Tignes |
| Department:    | Savoie |
| Bed:           | 3      |
| Bath:          | 3      |
| Floor:         | 82 m2  |
| Outside Space: | 16 m2  |

## IN BRIEF

Beautifully Renovated Ground-Floor Apartment in Tignes Val Claret

This stunning apartment has just been renovated by local architects using high-quality materials, ensuring a stylish and modern finish. Located in a small building within the newly developed Club Med area of Val Claret, it offers both convenience and exclusivity.

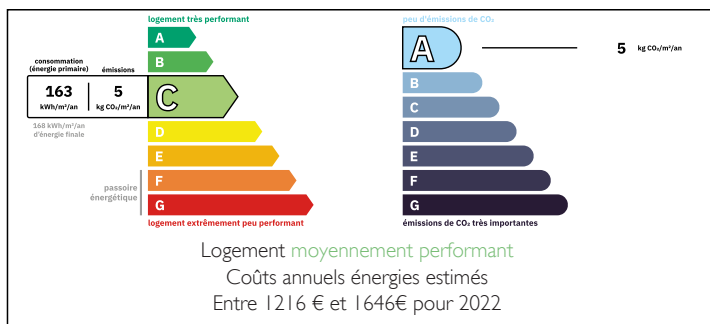
The property features a spacious south-facing terrace, perfect for enjoying the sun and mountain views. Sold fully furnished, it is ready to move into or rent out immediately, an ideal opportunity for both personal use and investment.

2 ensuite bedrooms ( the beds can be super king or twin ) ,

A coin cabinet with 2 sets of full size bunks

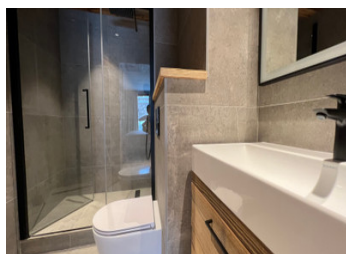
An additional family bathroom fitted with a washer

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Fully Renovated & Furnished Ground-Floor Apartment in Val Claret

Renovated in 2024 by local architects using high-quality materials, this beautifully finished apartment is located in a small building within the newly developed Club Med area of Val Claret. Sold fully furnished, it features premium fixtures and fittings throughout, offering a turnkey solution for personal use or rental investment.

### Layout & Features:

Entrance with heated boot racks and storage.

The Kitchen is a High-end design with Dekton work surfaces, falmec extraction, oven, induction hobs, integrated dishwasher, and fridge freezer.

Living & Dining features and dining with full-length doors opening onto a south-facing terrace, a lounge with Roche Bobois sofa, and a stylish bar area.

Includes four ski lockers and access to nearby indoor parking (payable locally)

The layout and dimensions are as follows

Entrance 3.1m<sup>2</sup>

Hallways 9.1m<sup>2</sup>

Bedroom 9.4m<sup>2</sup>

Wc / Bathroom 4.7m<sup>2</sup>

Bedroom 10.9m<sup>2</sup>

Wc/ bathroom 4m<sup>2</sup>

Bunk Cabine 6.6m<sup>2</sup>

Wc / bathroom 4.1m<sup>2</sup>

Lounge kitchen diner 30.2m<sup>2</sup>

the apartment is situated next to another 93m<sup>2</sup> apartment, offering the potential to combine both properties into a larger living space.

**\*\*Tignes Val Claret – A Year-Round Alpine Destination\*\***

Tignes Val Claret is a high-altitude resort offering year-round mountain activities and a lively atmosphere. Situated at 2,100 meters, it is part of the extensive Tignes–Val d'Isère ski area, renowned