

Charming one bedroom apartment 43m2 in Les Deux Alpes facing south and 200 meters from the ski lifts

EXCLUSIVE



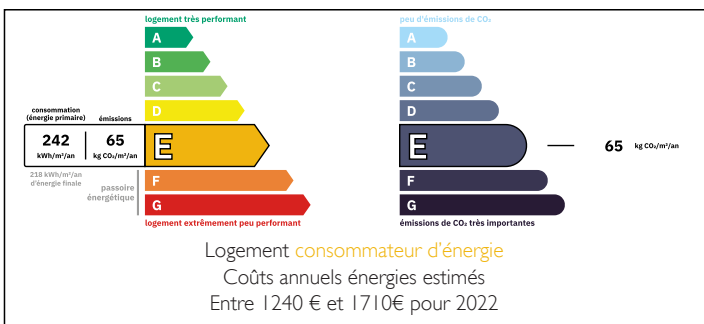
## INFORMATION

Town:	Les Deux Alpes
Department:	Isère
Bed:	1
Bath:	1
Floor:	43 m2
Outside Space:	5 m2

## IN BRIEF

The apartment opens onto a spacious living room and a large well- equipped open kitchen, the bedroom has an attic and looks quite large, with a large closet on the right. The bathroom communicates with the bedroom and living room, the apartment has a toilet in the bathroom and another separate toilet. On the -1 floor of the building, you'll find a very large ski room. As this is a top floor apartment it benefits from additional space which is under 1.8m high - total floor area is 52m2 making it feel extra spacious.

## 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 balcony enjoys a superb southern exposure and unobstructed mountains views, as the apartment is located on the 6th floor.

This property represents a very good rental investment, can be rented for 4 people, the location is ideal for a family coming to enjoy the ski slopes.

The residence is very well located, very close to the bottom of the slopes and the Devil's lift. The area is calm yet lively, right in the heart of the resort, and you'll benefit from the proximity of numerous shops, including a bakery, supermarket at the foot of the building, sports and ski rental stores, as well as restaurants and cinemas.

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

## LOCAL TAXES

**Taxe foncière: 1437 EUR**

## NOTES