

Spacious 3 Bedroom Ski Apartment with Magnificent 180° West Facing Views, TIGNES

EXCLUSIVE



INFORMATION

Town:	Tignes
Department:	Savoie
Bed:	3
Bath:	2
Floor:	85 m2
Outside Space:	5 m2

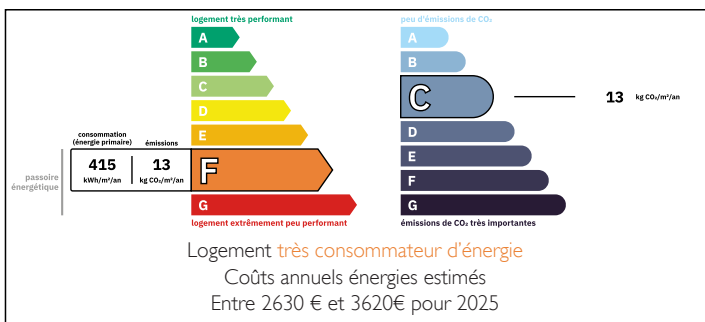
IN BRIEF

Spacious Ski Apartment with Magnificent 180° West Facing Views

Nestled in the heights of the picturesque hamlet "Les Brevieres", the gateway to Tignes, this top (3rd) floor apartment boasts 85.15 m² of habitable surface area (with an extra 8.73 m² under the eaves – under 1.8m in height). It has 3 bedrooms, 2 shower rooms, 2 WCs and a large open plan kitchen, living and dining area. It benefits from a private garage with additional large secure storage area. 180° views from the sunny west facing balcony across the hamlet towards the pistes, the lake and surrounding mountains are simply breath taking.

The property is conveniently located 120m from the mini funicular to access the main gondola and the whole Espace Killy ski terrain (Tignes linked to Val D'Isere).

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 foncière: 1602 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This fabulous apartment, situated at the top level of the building on the 3rd floor is one of just 7 apartments in the residence. It offers a very large bright and airy open plan lounge / dining room / kitchen with a high vaulted ceiling and exposed wooden beams. The fully equipped practical kitchen also houses the 2 large water tanks, concealed behind cupboard doors. Glass patio doors lead from the lounge onto the west facing balcony, where you can enjoy the spectacular mountain views with room for garden equipment for alfresco dining. The current layout of the 3 bedrooms offers accommodation for 9 people – a great rental opportunity and currently set up as such and ready to continue business. Alternatively, the property could also make a beautiful family home with a little cosmetic modernisation. The property has underfloor heating, with additional electric wall heaters in the bedrooms for added comfort and convenience and electric towel heaters in the shower rooms.

There is a garage and a large secure storage area to the rear of the garage which is currently used for storing skis & equipment and Rental Bed Linen.

Property Statistics

Altitude 1620m

Year of Construction 1989

Entrance = 9.65 m²

Lounge = 19.5 m²

Kitchen & Dining Room = 15.49 m²

Bedroom 1 = 10.2 m²

Bedroom 2 = 9.6 m²

Bedroom 3 = 13.43 m² Under eaves = 8.73 m²

Shower Room 1 = 2.45 m²

Shower Room 2 =...