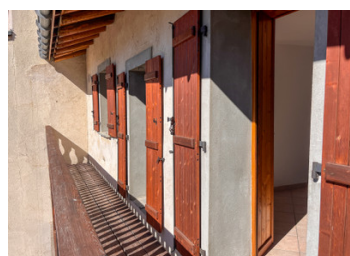


## TERMIGNON VAL-CENIS : 2-Bedroom Apartment (61 m<sup>2</sup>) with balcony - small condominium, private parking space



## INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	2
Bath:	1
Floor:	61 m <sup>2</sup>
Outside Space:	8 m <sup>2</sup>

## IN BRIEF

Charming 2-bedroom apartment (61 m<sup>2</sup>) located in a small residence of only 6 apartments, right in the heart of the village of Termignon, part of the Val Cenis ski resort.

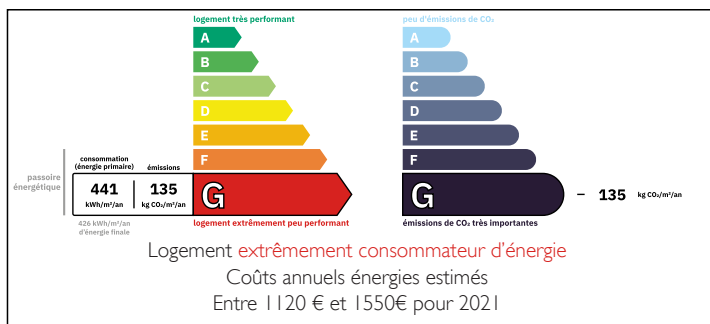
It features a bright living room (17.3 m<sup>2</sup>), independent kitchen (7.1 m<sup>2</sup>), two bedrooms (15.2 m<sup>2</sup> and 9.8 m<sup>2</sup>), a shower room, separate WC, and a balcony (8.6 m<sup>2</sup>) offering a beautiful open view of the mountains.

Bonus: possibility to extend into the attic space above the second bedroom (Velux window already installed) to create an extra room or office.

Perfect for a holiday home, main residence, or rental investment (seasonal or year-round).

A must-see! Don't miss this opportunity.

## 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

For Sale – Beautiful 2-Bedroom Apartment (61 m<sup>2</sup>) with Balcony and Extension Potential – Termignon / Val Cenis

Located in the heart of the charming village of Termignon, within the Val Cenis ski resort, this lovely 2-bedroom apartment (T3 type) offers 61 m<sup>2</sup> of living space and an 8.63 m<sup>2</sup> balcony, perfect for enjoying the peaceful and sunny mountain atmosphere all year round.

Layout:

Entrance / hallway: 5.81 m<sup>2</sup>

Bright living room: 17.34 m<sup>2</sup>

Separate kitchen: 7.11 m<sup>2</sup>

Spacious bedroom 1: 15.20 m<sup>2</sup>

Bedroom 2: 9.83 m<sup>2</sup>

Shower room: 4.31 m<sup>2</sup>

Separate WC: 1.04 m<sup>2</sup>

Balcony: 8.63 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Additional feature: possibility to convert the attic above the second bedroom into an extra bedroom or living space. A Velux window is already installed, making the project easier to complete.

Property highlights:

Bright and well-designed layout

Balcony with unobstructed mountain views

Excellent potential for future improvements

Peaceful and authentic environment

About the village and ski resort:

The village of Termignon, now part of the Val Cenis ski area, is well known for its authentic Savoyard charm, direct access to ski slopes in winter, and numerous summer mountain activities such as hiking, cycling, climbing, and paragliding.

You'll find local shops, restaurants, schools, and a friendly year-round community.

The Val Cenis ski area offers over 125 km of slopes and easy connections to nearby villages in the valley.