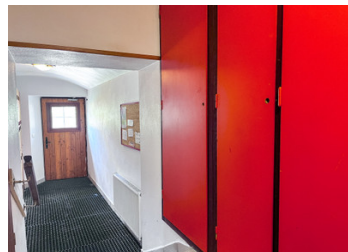
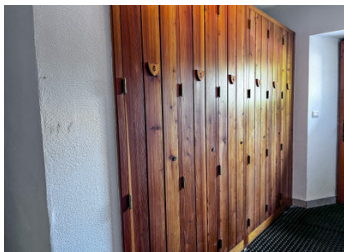


TERMIGNON VAL-CENIS : 2 bedroom apartment with balcony – small residence - private parking



INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	2
Bath:	1
Floor:	58 m ²
Outside Space:	8 m ²

IN BRIEF

For Sale – 2-Bedroom Apartment (58 m²) with Balcony – Termignon / Val Cenis

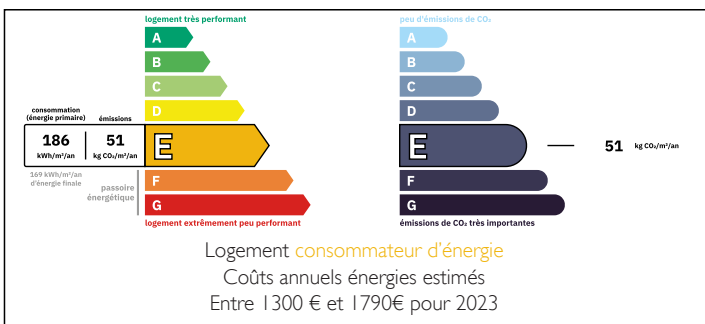
Bright 2-bedroom apartment (58 m²) in a small condominium of 6 units, move-in ready – no work required.

Layout: Entrance, living room (16.97 m²), kitchen (6.53 m²), 2 bedrooms (14.13 m² & 9.19 m²), shower room, separate WC, balcony (8.21 m²).

Sunny and bright – south-facing exposure
Quiet and friendly small residence
Close to shops and ski slopes (Val Cenis – 125 km)
Perfect for a primary home, holiday home, or rental investment

A must-see property!

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 – 2-Bedroom Apartment (58 m²) with Balcony – Termignon / Val Cenis

Located in a small, quiet residence of only 6 apartments, in the heart of the authentic village of Termignon, this charming 2-bedroom apartment (58 m²) enjoys bright exposure and a 8.21 m² balcony with unobstructed mountain views.

Layout:

Entrance / hallway: 5.69 m²

Living room: 16.97 m²

Separate kitchen: 6.53 m²

Bedroom 1: 14.13 m²

Bedroom 2: 9.19 m²

Shower room: 3.97 m²

Separate WC: 1.08 m²

Balcony: 8.21 m²

LOCAL TAXES

Taxe habitation: EUR

Property Highlights:

Bright and well-laid-out

Balcony with beautiful mountain views

Small, friendly, and quiet residence

Close to shops, restaurants, and services

Move-in ready – no work required

About Termignon / Val Cenis:

The village of Termignon, in the Maurienne Valley, is renowned for its authentic Savoyard charm and pristine natural surroundings.

The Val Cenis ski resort offers over 125 km of slopes and a wide range of summer mountain activities, including hiking, mountain biking, climbing, and paragliding.

An ideal setting for a primary residence, holiday home, or rental investment.

A must-see property!

Co-owned building of 22 units

Provisional annual charges: 1000€

NOTES