

Nice Studio apartment with access to 3 vallee ski area via Orelle and valley views

EXCLUSIVE



INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	1
Bath:	0
Floor:	26 m ²
Outside Space:	6 m ²

IN BRIEF

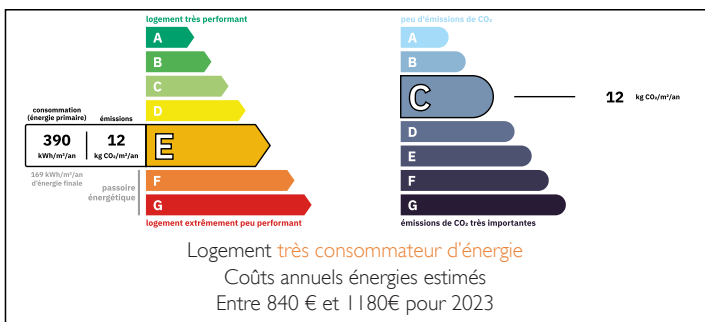
Compact 26 m² apartment in a highly sought-after residence in Orelle. The apartment is sold free of any commercial lease and can be rented out through one of the on-site rental agencies, managed privately, or simply kept for personal use.

The main living area includes a kitchenette, dining space, and two single beds. There is a separate bathroom with a bath and toilet, as well as a coin montagne area that can be used for bunk beds or additional storage.

A small terrace at the front offers views of the valley. The apartment is located on the ground floor, providing excellent access to the spa facilities and just a short walk to the ski bus.



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: 255 EUR

NOTES

DESCRIPTION

This neat ground-floor studio apartment comprises a combined entry/living/sleeping area, a separate bathroom and toilet, plus an additional room that can be used for a bunk bed or for storage. There is also a small terrace area at the front. The apartment is fully equipped and furnished for two people but could be reconfigured to accommodate up to four.

For investors, Orelle offers future-proof access to one of the highest and largest ski domains in Europe. Two on-site rental agencies are available should you wish to rent out the property when you're not enjoying it yourself.

For mountain lovers, Orelle and the Maurienne Valley are not only excellent and affordable ski destinations — they also offer a fantastic summer experience. Cyclists in particular will appreciate the variety of scenic routes, including the famous Col du Galibier and Col du Mont Cenis passes.

Orelle is conveniently located less than two hours' drive from Lyon, Grenoble, Chambéry, Annecy, Turin, and Geneva, and under four hours from Paris by direct TGV. Free parking is available, and road access is easy. Nestled in the heart of the Maurienne Valley, Orelle provides by far the easiest access to Val Thorens and Les 3 Vallées from the valley floor.

The gondola takes you to the ski area in just five minutes, making Orelle the ultimate affordable gateway to the world-famous 3 Vallées.

Orelle itself is a traditional and charming commune made up of ten authentic hamlets, each tucked away in its own peaceful corner of...