

Garden-level apartment – Luxury residence with spa & pool – Mountain view – Champagny - Paradiski



INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	2
Bath:	2
Floor:	55 m ²
Outside Space:	15 m ²



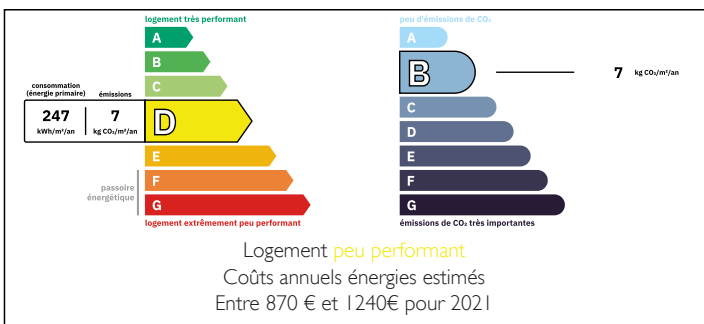
IN BRIEF

In Champagny-en-Vanoise, at the heart of the Paradiski area, discover a garden-level apartment in a luxury residence featuring a spa, swimming pool, children's area, solarium and billiards room. Wheelchair accessible, this property offers a south-facing orientation and breathtaking mountain views, in a peaceful and preserved setting. Perfect for mountain lovers, this apartment combines modern comfort and direct access to nature. Enjoy a private outdoor space with a 15 m² terrace and garden, ideal for al fresco dining or relaxation.

Key Features:

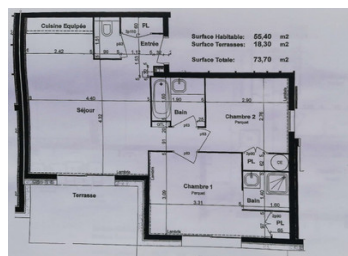
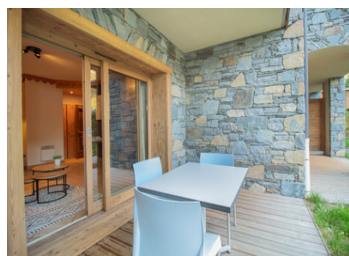
- High-end residence with shared amenities (spa, pool, kids' area, billiards)
- Easy access to ski slopes (Paradiski) and summer activities (hiking, mountain biking, lakes)
- Private covered parking and ski locker included
- Close to shops and services in Champagny-en-Vanoise

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

Entrance with practical storage to optimize space. Bright living area (living room, dining room, open kitchen) opening onto a 15 m² south-facing terrace and private garden, perfect for enjoying the sun year-round.

Master bedroom en suite (13.50 m²) with private shower room, offering privacy and comfort.

Additional bedroom (8 m²) to accommodate family or guests.

Modern bathroom.

Private covered parking space and ski locker for a hassle-free stay.

Residence & Surroundings:

The residence, blending elegance and functionality, offers high-end amenities:

Spa and swimming pool for relaxation after a day on the slopes or hiking.

Dedicated children's area and billiards room for convivial evenings.

Wheelchair accessibility for optimal comfort.

Exceptional Location:

Champagny-en-Vanoise: An authentic and lively village, gateway to the Vanoise National Park. In winter, direct access to the Paradiski area (425 km of slopes, linked to Les Arcs and La Plagne). In summer, a paradise for hikers, mountain bikers, and white-water sports enthusiasts.

Close to shops, restaurants, and services for a practical and enjoyable stay.

Paradiski in Winter:

The Paradiski area (Les Arcs + La Plagne) is one of the largest ski domains in the world, with slopes for all levels, freeride areas, and 360° views of the Alps. Free shuttles from Champagny for easy access to the ski lifts.

Contact us for a visit or more information!

Co-owned building of 219 units

Provisional annual charges: 5800€

LOCAL TAXES

Taxe foncière: **482 EUR**

Taxe habitation: **EUR**

NOTES