

Spacious apartment with gorgeous views, 10m from lifts and slopes, with garage, large and sunny balcony

EXCLUSIVE

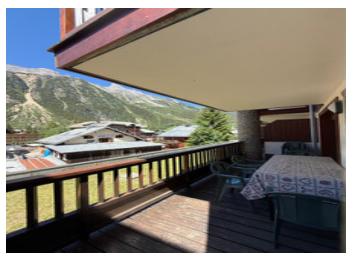


INFORMATION

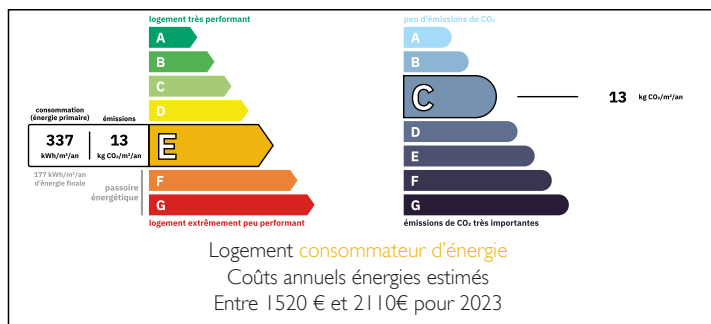
Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	2
Bath:	1
Floor:	49 m2
Outside Space:	10 m2

IN BRIEF

Discover this spacious and light filled apartment in a central but calm location in the heart of Pralognan. Ski lifts and slopes are just outside the building, and a few steps down the road you find yourself in the center of the village with bars, restaurants, shops and all the amenities. With 2 bedrooms, 2 bathrooms and separate WC, a sunny and bright living and kitchen area opening onto the large, southfacing balcony, this apartment is a great rental income as well as a beautiful basecamp for all of your mountain activities. The property also comes with a garage and ski locker for complete peace of mind and comfort for you and your guests.

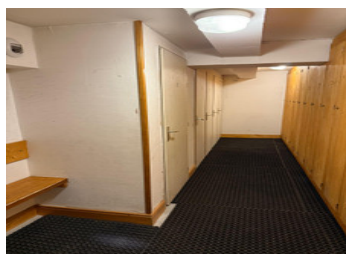
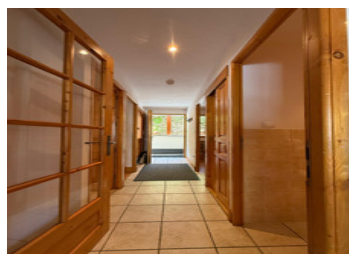
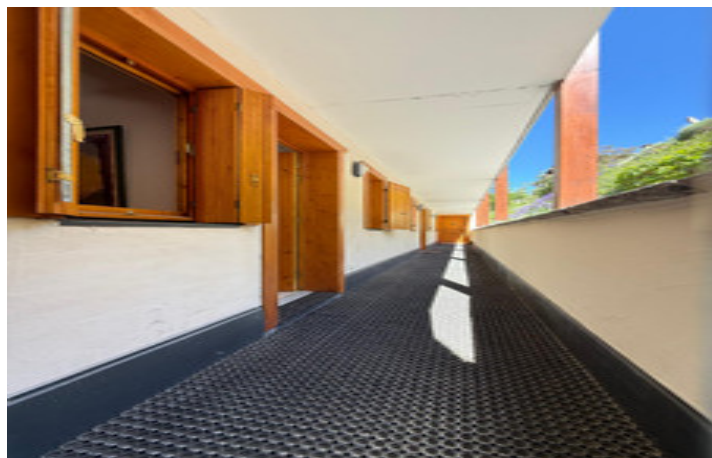


ENERGY - DPE



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

Pralognan la Vanoise is a thriving, three season - mountain destination that has maintained its unique village charm with its own ski area, while being close enough to profit from the popular ski resorts closeby: Two of the worlds largest ski resorts - Three Valleys (Courchevel, Meribel and Val Thorens) and ParadiSki, (La Plagne and Les Arcs) are within 35min and 45min drive from Pralognan, and within a 90 min drive you have access to more than a total of 1600km of groomed ski slopes in the biggest resorts.

In summer, the village offers a bustling life around all mountain activities with festivals, events and markets attracting as many visitors as during the winter season. Fall is developing into a 3rd tourist season with breathtaking colours, refreshing temperatures and solitude on the hiking trails.

With just 40 minutes to the train station Moutiers with TGV connections, 1.5h to Chambéry airport, two hours to Lyon International Airport, 2.5 hours to Geneva Airprt:

Pralognan is at the end of the valley, but not at the end of the world.

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NOTES