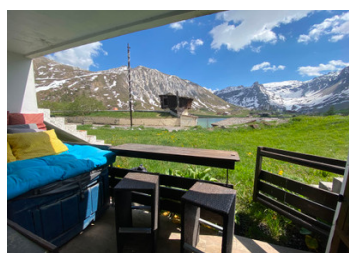
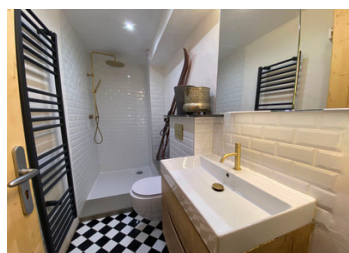


South facing, ground floor studio apartment with additional box room & private terrace.



INFORMATION

Town:	Tignes
Department:	Savoie
Bed:	0
Bath:	1
Floor:	30 m2
Outside Space:	7 m2

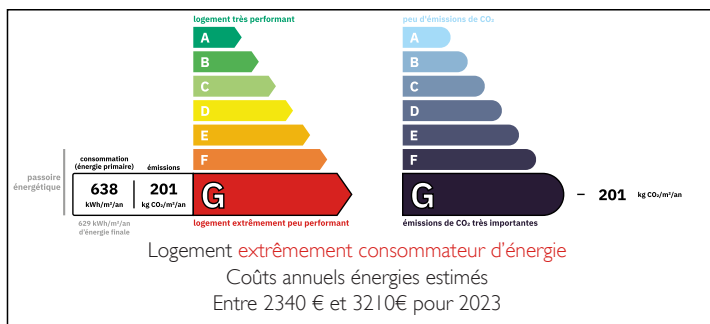
IN BRIEF

A very rare find - 30m 2 ground floor apartment with outdoor space & breathtaking views right in the very heart of Tignes Le Lac.

Situated in a quiet, residential building, this light, spacious, South facing, ground floor studio apartment has the added bonus of an additional box room directly opposite which could function as an office or storage/living space.

Situated in the snow sure, high altitude resort of Tignes this ground floor apartment with its large windows overlooking the terrace & out onto the lake feels spacious, light and airy. With no buildings directly in front, it is possible to walk out of the terrace & straight onto the grass – a real plus in Tignes where the majority of apartments are situated in large high rise buildings.

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

Renovations were undertaken in 2024 that include a beautifully finished shower room with large walk-in shower & wooden floors throughout the main living area.

The apartment is situated in a small, peaceful, residential building and, the studio is the only apartment on the bottom floor.

In addition to the spaciousness, the thing that makes this apartment really special is the direct access to outdoor space & it's central location.

The apartment currently functions as an extremely profitable rental property.

Situated at an altitude of 2100m, & with the addition of the Grand Motte glacier, snow sure Tignes has become hugely popular. The ski domain connects to prestigious Val d'Isere offering a total combined ski area of 300 kilometres of groomed ski runs, not to mention the thousands of kilometres of off-piste.

Compared to the majority of other resorts, with its high altitude, Tignes has one of the longest ski seasons usually running from November until May.

Tignes is a lively resort which boasts a large amount of restaurants, bars & shops. It also has a bowling alley, cinema, swimming pool & large indoor sports centre (only a couple of minutes walk from the apartment,) complete with football pitches, squash courts, spa facilities & climbing wall.

Tignes also has a very vibrant summer season. The resort boast the highest golf course in Europe and offers a vast amount of summer activities such as mountain biking, tennis, kayaking, paragliding, archery & lots more.

The resort is situated in close...

NOTES