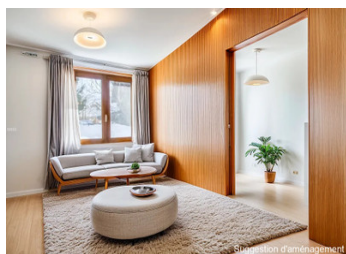


Charming apartment for sale in a beautiful mountain village close to 3 Valleys ski links and Les Menuires



INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	36 m2
Plot Size:	0 m2

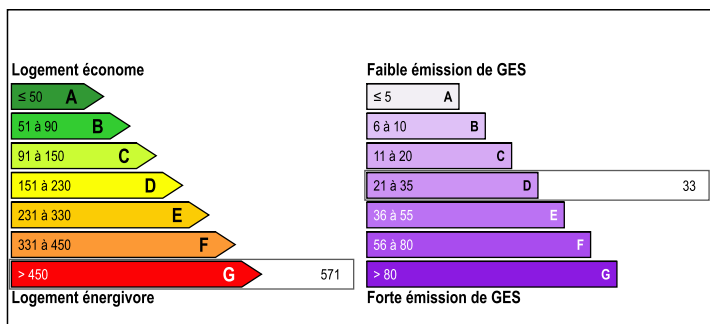


IN BRIEF

This one-bedroom apartment offers an authentic, mountain feel. Standing at 36 square metres with one bedroom, a living room, kitchen and bathroom, with a large garage with two spaces and a cellar, it is ideal as a bolthole in the world renowned, well sought-after, 3 Valleys ski area.

Situated in the quaint village of Praranger, the apartment's authentic charm is matched by its surroundings. With mountain views, the river Doron running alongside, and the direct ski lift to the 3 Valleys in the neighbouring village, it is ideally located. Just 3.4 km up the road you also have the popular resort of Les Ménuires, and all its amenities- restaurants, shops bars. Saint Martin de Belleville, a more traditional resort-village sits just 5 km down the road too.

ENERGY - DPE



The apartment is an unmissable opportunity to invest in a...

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: 428 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On entering the apartment you will find the bright living area, with the kitchen off to your right. Straight ahead is the bedroom, with a hall leading to the bathroom and separate toilet. The sale includes a terrace, a parking space, a large garage of circa 29 sqm and a cellar of about 5 square metres.

Nestled in the 'sunny' Belleville Valley, Praranger is a fantastic place to own a ski pad, with its beautiful surroundings and ideal location. In the winter, you are very close to a direct lift link to the world's largest ski area, the 3 Valleys (in the neighbouring village), offering you incredible skiing practically on your doorstep. The well-known resorts of Les Menuires and Saint Martin de Belleville are also within short driving distance (3.4 and 4 km respectively), giving you access to a range of shops, restaurants and bars. In the summer the valley is equally full of life, with a year-round community and a wealth of activities, sports and events on offer - such as via ferrata, mountain biking, and much more.

Please see my portfolio for all our ski properties in the Belleville Valley.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>