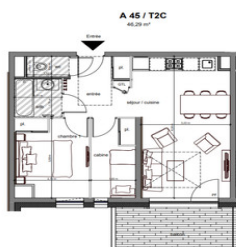


Beautiful one bedroom apartment in new residence, close to telecabine and amenities - Champagny en Vanoise



## INFORMATION

Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	1
Bath:	1
Floor:	46.2 m2
Outside Space:	13 m2

## IN BRIEF

This is the last remaining one-bedroom apartment with additional separate sleeping areas (coin montagne) available in a new-build residence located in the Paradiski resort of Champagny en Vanoise in the French Alps .

The apartment is 46m<sup>2</sup>. The apartments have a southern orientation. All of the apartments have fully fitted open kitchens & living rooms that are at least 25 m<sup>2</sup> featuring a cosy ambience with stone walls, wood panelling, and warm decorations.

Price includes a turnkey, fully furnished apartment, with high end finishes and beautiful decor. Also included are 1 private parking in the underground garage, a private storage room- these are optional.

\*\*\*The advertised price does NOT include VAT or any of the above. The advertised price is the apartment only including VAT .\*\*\*

## ENERGY - DPE

DPE not required.

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

The residence Étoile de la Vanoise has 38 apartments, ranging from 1 bedroom + cabin up to 4 bedrooms. Each apartment benefits from exclusive usage of private & secure ski lockers fitted with heated boot warmers. The residence offers a reception area concierge service as well as the availability of a laundry room for property owners & guests.

The residence is centrally located within walking distance to the Telecabine and ski school, bakery, epicery and grocery store are in immediate proximity.

### Charges:

The co-property charges are approximately €30 TTC per m<sup>2</sup> per year.

Property tax is approximately €1.20 TTC per m<sup>2</sup> per month which is payable in total 1 x per year.

The amount of the guarantee deposit is 2% of the total TTC price.

Possibility of recuperating the 20% VAT/TVA under certain conditions

### Distances:

Ski lifts 350 meters

Ski piste 8 minutes by gondola

Walking distance to commerces

Courchevel, 3 Valleys ski resort 14 km

Pralognan ski resort: 11 km

Bozel lake: 6 km

Moûtiers train station/Eurostar: 20 km

Chambéry airport: 1h45 / 119 km

Grenoble airport : 2h20 / 192 km

Lyon airport: 2h30 / 196 km

Genève airport: 2h30 / 200 km

The village of Champagny-en-Vanoise sits at the entrance to the Vanoise National Park at an altitude of 1,250 m on a largely sunny southern slope joining the La Plagne / Paradiski resort. The Paradiski area has 425 km of groomed ski runs, 259 ski pistes; 11

## LOCAL TAXES

Taxe habitation: EUR

## NOTES