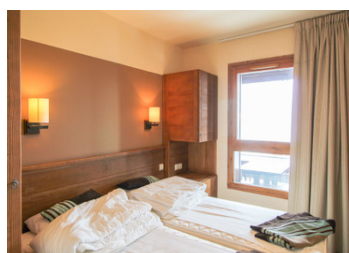
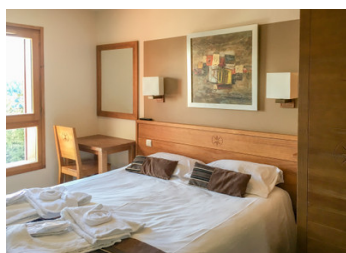
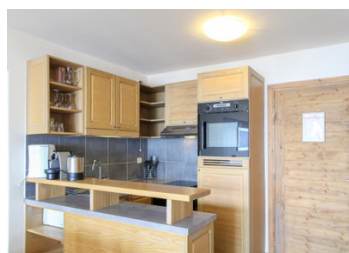


Bright, modern 2-bedroom apartment with stunning panoramic mountain views and access to ski area.



## INFORMATION

Town:	FLAINE
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	52 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>

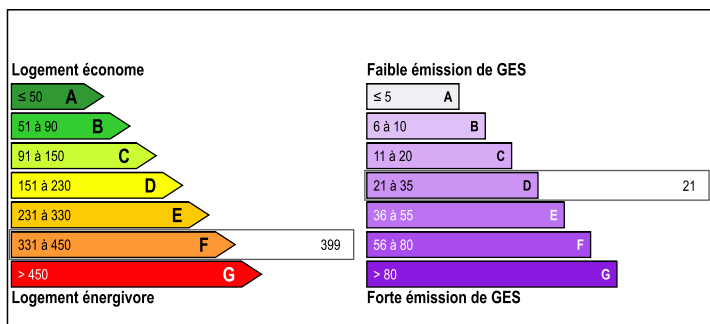


## IN BRIEF

This superior South-facing 2-bedroom, 2-bathroom apartment UNDER OFFER is located in Flaine's Montsoleil residence, a luxury complex built in 2007 and managed by Pierre & Vacances.

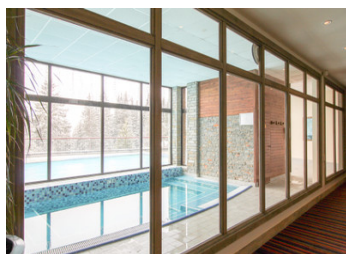
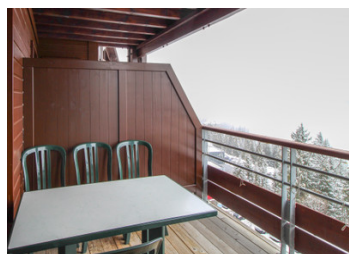
It is currently under a leaseback contract which offers guaranteed rental returns, with flexible plans for personal usage by the owners (can be changed each year). Rental income 10,452€ HT per annum

## 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

UNDER OFFER The apartment is sold fully furnished to a high standard, with stunning mountain views from the lounge and both bedrooms. It comprises:

- Entrance into large kitchenette / lounge area
- Well equipped kitchenette with fridge-freezer, oven, 4-ring hob, dishwasher
- Large lounge with dining area, 2-person sofa bed and door leading to South-facing balcony
- Master bedroom with double bed and ensuite bathroom
- Second bedroom with twin beds and ensuite shower room
- South facing balcony with panoramic mountain views across the Flaine resort and ski area
- Cave storage room and ski locker

## LOCAL TAXES

Taxe foncière:	886 EUR
Taxe habitation:	EUR

Approx annual charges (based on most recent available information):

Tax Fonciere 880€

Tax d'Habitation 1000€

ASL Charge 960€

Sogire Charge 3070€

NOTE: While the apartment remains under leaseback all charges except Tax Fonciere are taken care of by Pierre & Vacances before payment of rental income.

## NOTES

At 1600m Flaine is the highest resort in the Grand Massif ski area and boasts an excellent snow record, partly due to its situation in an enclosed bowl, making the resort popular with serious skiers and families alike. A short chair-lift ride takes visitors into the Grand Massif area, linking Flaine with the resorts of Les Carroz, Samoens, Morillon and Sixt Fer-a-Cheval, and providing over 250km of pistes.

Access to resort is simple, as Geneva airport is just 88km away, meaning transfers normally take just 1h 30mins.

-----

Information about risks to which this property is