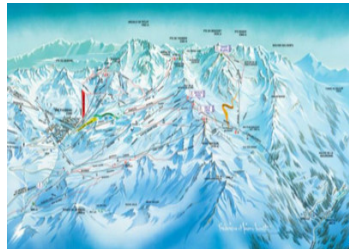


Well presented ski apartment with cabin room. Direct access to 3 vallees ski area.



INFORMATION

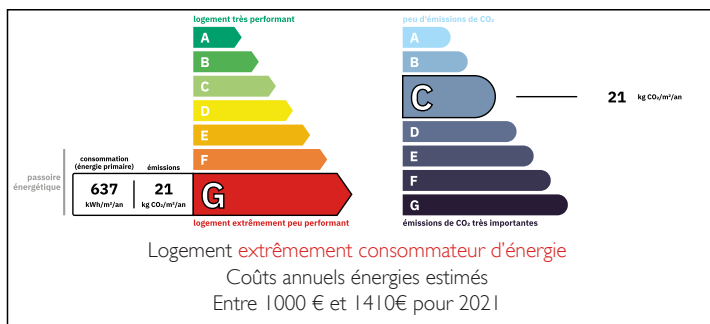
Town:	Orelle
Department:	Savoie
Bed:	1
Bath:	1
Floor:	25 m2
Outside Space:	6 m2



IN BRIEF

Comfortable studio apartment with cabin room. Sold fully furnished. Room sizes: Lounge/Kitchen 17.98 M², Bathroom 2.84 m², WC 1.39 m², Bunk bed room 3.69 m², outdoor balcony area 6 m². The apartment is perfectly located in Le Hameau des Eaux d'Orelle Residence - a very quick ride on the free navette bus down to the main Orelle gondola station has you then quickly on your ride up to the resort. From Orelle you can ski in to Val Thorens and enter the largest ski resort in the world '3 Vallee's. Orelle has a new high speed gondola lift as of season 2021/22, straight up to the Cime de Caron at the top of Val Thorens. This apartment is currently under a favorable management contract but that can be cancelled if you do not want to continue renting out...

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

In the heart of La Maurienne, Orelle is the easiest access to the 3 Valleys ski area. From the village (880 meter altitude) take the new gondola lift to discover the summit of 3 Valleys (Le Bouchet) at 3240m, and the largest linked ski domain in the world from Val thorens. For mountain lovers, Orelle is a great and affordable skiing destination! 600 km slopes 328 ski slopes all grades 166 chair lifts and the highest zip line in the world.

Less than two hours driving from Lyon, Grenoble, Chambéry, Annecy or even Turin or Geneva. Less than 4 hours with direct TGV from Paris and soon a train station just 15 minutes from the major new Lyon-Turin line... you cant get such easy access to the 3 vallees by any other route. There is free parking and you also avoid the winding mountain roads. Located in the beautiful Maurienne valley, Orelle also gives access within 20 minutes to other resorts such as Val Frejus, La Norma and very slightly further, Val cenis and Valloire. For a restful and authentic stay, on the world's largest ski area, it's in Orelle all the way. Add another wonderful dimension to the this destination.... you are only 30 minutes away from Italy and then 2.5 hours away from the Italien coast.. So combining winter ski stays with summer cultural stays and mountain activities is a real plus. This high end of the Maurienne offers a wealth...

LOCAL TAXES

Taxe foncière: 409 EUR

Taxe habitation: EUR

NOTES