

For sale, studio apartment with direct access to 3V ski area. 25.65m2.

EXCLUSIVE



INFORMATION

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|----------------|--------|
| Town: | Orelle |
| Department: | Savoie |
| Bed: | 0 |
| Bath: | 1 |
| Floor: | 25 m2 |
| Outside Space: | 6 m2 |

IN BRIEF

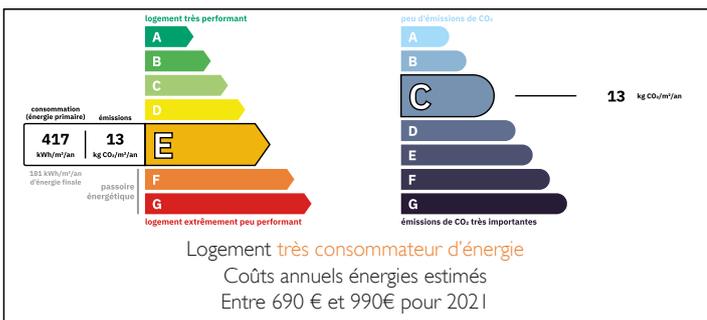
A well presented, clean and very spacious studio style ski apartment.

Room sizes: Lounge/Kitchen 21.23 m², Bathroom 3.06 m², WC 1.36 m², balcony area 6.60 m².

The apartment is perfectly located in Le Hameau des Eaux d'Orelle - simply catch the free navette bus down to the main Orelle gondola station. From Orelle you can ski in to Val Thorens and enter the largest ski resort in the world '3 Vallee's'.

This apartment is being sold with a management contract which is valid until 13/11/2025 and can be cancelled at this point after which you may choose to use it just personally or rent it out via a rental agency on the week you don't use it to fund your off set all of your annual expenses. Under the current management contract you still have access but ltd...

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 Vallées ski area. From the village (880 meter altitude), discover great landscapes and the summit of 3 vallées (Le Bouchet 3240m).

Orelle is a commune in the Savoie department in the Auvergne-Rhône-Alpes region in south-eastern France.

It is connected by the longest télécabine in the world to Plan Bouchet, a skiing area that is part of the 3 vallées, the largest linked ski domain in the world. From there one can access the Val Thorens ski station.

For mountain lovers, Orelle is a great and affordable skiing destination!

600 km slopes

328 ski slopes all grades

166 chair lifts

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, with all free parkings and without turning mountain roads, located in the heart of Maurienne valley, Orelle is the easiest access to Val Thorens and Les 3 Vallées.

Only 15-minute of gondola to reach a wonderful ski area. For ski lovers, Orelle is THE great skiing destination.

Orelle is also a traditional and charming village.

10 Authentic hamlets nestled in their corner of nature. Stone houses, slate roofs, village squares and so on. You will discover the beauty of these hamlets still secret, yet they have so much to reveal.

For another dimension you are only 3 hrs from the Italian coast if you fancy a quick break by the sea for the...

LOCAL TAXES

Taxe foncière: 217 EUR

Taxe habitation: EUR

NOTES