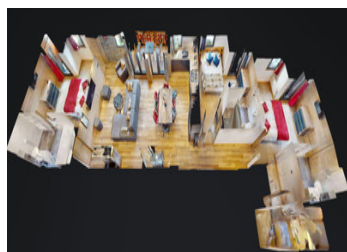


Impeccably finished new leaseback ski apartment for sale in Montchavin La Plagne . Flexible personal use.



## INFORMATION

Town:	La Plagne Tarentaise
Department:	Savoie
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	0 m2

## IN BRIEF

Please note: price without French VAT is 820,000 euros. This is Apartment 7,"Le Ruitor", a 3rd floor, 3 bedroom, leaseback apartment for sale in this completely remodelled development of the old Hotel Bellecote at the heart of Montchavin, La Plagne. This is going to be THE address in Montchavin. Buying in the leaseback scheme allows you to save the French VAT on purchase reducing the purchase price to 820,000 euros.

Guaranteed rental income is based on 5 weeks' occupancy + owners can earn 68% of the rental income on additional weeks .

There are a total of 10 apartments in this small scale development all with top quality interior design and fittings cave/cellar for storage, ski locker and external parking space. This particular property sleeps up to 10, is available now and ready for the next ski season. Contracts...

## 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

This apartment is one of 10 apartments for sale in the former Hotel Bellecote in the family friendly village of Montchavin, La Plagne which links into all of La Plagne, Les Arcs, Paradiski.

This bespoke development, Residence Hotellerie Bellecote, is now ready and the first apartment is sold.

The accommodation comprises:

Spacious living, dining area with open plan fitted kitchen and access to the NW facing balcony.

Bedroom 1; double bedroom with en suite shower room and WC and balcony facing NW.

Bedroom 2; family room with double bed and an alcove for bunk beds with en suite shower room + WC and access to a small balcony facing NW.

Separate WC.

Bedroom 3; double bedroom with en suite bathroom ( bath ) and a small NW facing balcony.

All apartments will be sold furnished and equipped to a very high standard and the development has reception facilities, sauna, hot tub and a bar/restaurant .

Each apartment has a ski locker, cave for storing personal belongings and a private, external parking space.

Please note: These apartments are sold on a leaseback basis with an initial lease of 11 years 9 months. This will allow you to save the French VAT on purchase. The personal use options range are 0 weeks, 2 weeks, 4 weeks or 6 weeks. Please ask for more details.

Example: 4 weeks' personal use.

Winter: 1 week high season + 1 week mid season.

Summer: 1 week high season + 1 week mid season.

Guaranteed rental income 8,000 euros based on 5 weeks' occupancy + 68%...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES