

To renovate - Ideal flat for ski lovers near the 3 Valleys, Paradiski and Pralognan

EXCLUSIVE



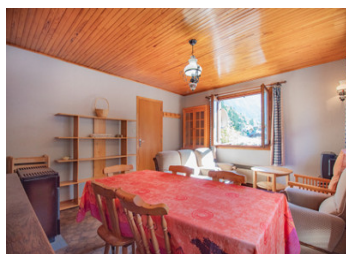
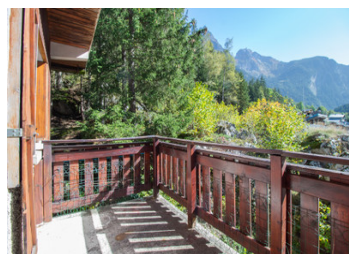
## INFORMATION

Town:	Planay
Department:	Savoie
Bed:	3
Bath:	1
Floor:	80 m2
Outside Space:	3 m2

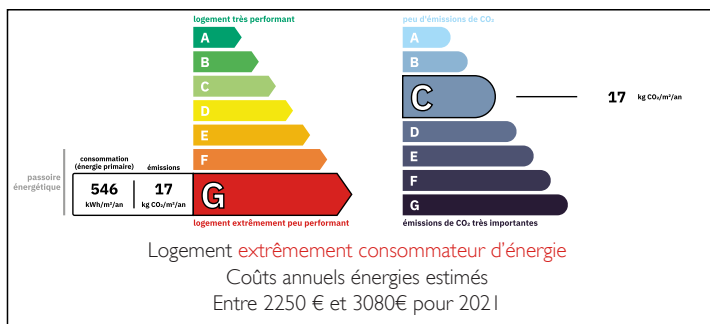
## IN BRIEF

Located in the heart of an exceptional mountain environment, this charming flat offers a unique opportunity for ski and mountain lovers. Nestled on the top floor of a small three-storey residence, this property offers remarkable potential for a personalised renovation.

Its proximity to ski resorts also makes it an attractive investment for holiday rentals.

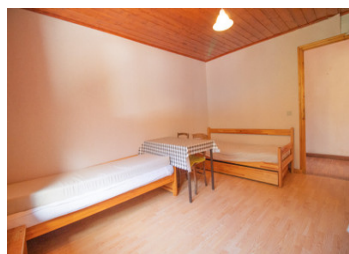


## ENERGY - DPE



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

The flat comprises :

- a bright 19 m<sup>2</sup> living room
- a spacious 15 m<sup>2</sup> bedroom with stunning mountain views
- a 9 m<sup>2</sup> bedroom with a large wardrobe
- bathroom, separate toilet
- an 8 m<sup>2</sup> kitchen

AND there is also a separate 12 m<sup>2</sup> bedroom, providing additional space for guests or as part of the flat.

A garage and cellar provide additional storage space for ski equipment, bicycles and other gear.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES