

1 bedroom apartment in brand new complex with parking, niched between Lakes and Mountains close to Chambéry



## INFORMATION

Town:	Saint-Alban-Leysses
Department:	Savoie
Bed:	1
Bath:	1
Floor:	41.78 m2
Outside Space:	10 m2

## IN BRIEF

Several apartments are still available in this stunning new build close to Chambéry and Aix Les Bains.

Built with quality materials and attention to details, each apartment has its own private parking and/or garage, a cellar and also a balcony or terrace offering stunning views of the surrounding mountains.

An ideal base to explore the region and make the most of the lifestyle with skiing resorts less than 30 minutes' drive in winter and beautiful Alpine lakes on the doorstep in the summer.

As a new build you will benefit from reduced legal fees and a potential rental income either as a permanent investment or for short stays.

## 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

A new residence with views of the Massif de la Chartreuse and Mt Nivolet. Shops and town centre with a weekly market are only 5 minutes away by bike, and the bus stop for Chambéry just 2 minutes on foot from the door with easy access to the centre in 15-20 minutes. A dynamic location with local and international businesses and more than 8000 students.

Your new apartment is delivered with a 10 year structural warranty and 2 years on fixtures and fittings.

Delivered tiled, painted and with basic equipment such as toilets and sinks, you can choose and personalise your bathrooms and kitchens.

## LOCAL TAXES

**Taxe habitation:** EUR

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

## NOTES