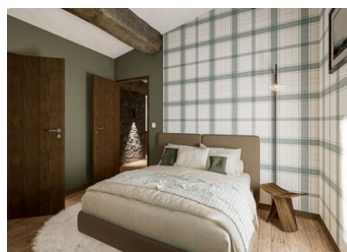


Three bedroom apartment for sale in brand new residence in Praz sur Arly with heated ski locker



## INFORMATION

Town:	Praz-sur-Arly
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	96.64 m2
Outside Space:	13 m2



## IN BRIEF

This ground floor 3 bedroom apartment is set in the centre of Praz-sur-Arly, a village which has plenty going on all year round.

All apartments come with ski locker.

Lot C99 I

Entrée/ Entrance 6,57 m<sup>2</sup>

Dégagement/ Hall 4,59 m<sup>2</sup>

Séjour/Cuisine/ Living room and kitchen 41,84 m<sup>2</sup>

Chambre 1/ Bedroom 1 - 11,44 m<sup>2</sup>

SdE/ Shower room 3,17 m<sup>2</sup>

Chambre 2/ Bedroom 2 - 10,72 m<sup>2</sup>

Salle d'eau / Shower room 2,05 m<sup>2</sup>

Chambre 3/ Bedroom 3 - 10,31 m<sup>2</sup>

Wc 1,09 m<sup>2</sup>

SdB/ Bathroom - 4,86 m<sup>2</sup>

Surface habitable/ Total 96,64 m<sup>2</sup>

## 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

Central Le Praz location in close proximity to commerces, restaurants and village events.

### The Residence

Made up of two new buildings and a completely renovated chalet, the residence offers 22 high-end apartments, from studios to 4 bedroom apartments. Located in the heart of the village, this complex will offer its residents perfectly designed, durable and cosy accommodation.

Boasting spacious apartments and generous outdoor spaces, the residence has a ski room equipped with individual heated lockers.

Please contact us for further information regarding different size apartments.

### The village

Set at an altitude of 1036 meters in the heart of the Pays du Mont-Blanc, Praz-sur-Arly is a delightful family resort. A popular destination in summer and winter, it enjoys a rich and varied heritage. Famous for its hot air balloon flights, nestled at the gates of the Espace Diamant, the town offers a multitude of activities. Young and old alike can enjoy the charm and elegance of a true village resort all year round.

### Access

Geneva International Airport - 91km

Lyon St Exupery – 169k

TGV train station at Sallanches - 17km

Geneva - 74km

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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