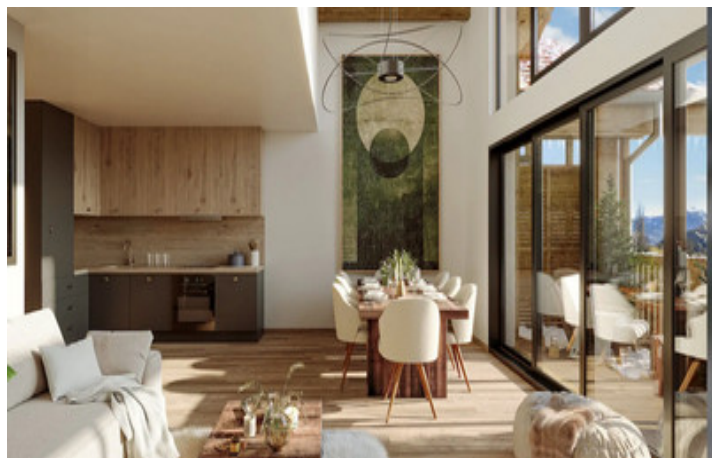
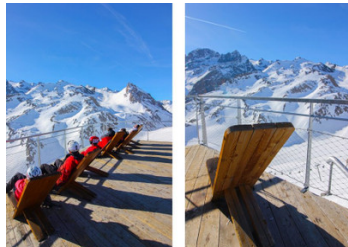


## Newbuild duplex 3 bedroom apartment for sale with additional coin montagne and storage cellar



## INFORMATION

Town:	Saint-Chaffrey
Department:	Hautes-Alpes
Bed:	3
Bath:	2
Floor:	82.76 m2
Outside Space:	11 m2



## IN BRIEF

This spacious off plan 3 bedroom apartment is a rare addition to the market in the Serre Chevalier ski domain. A duplex apartment with an additional sleeping cabine it will sleep up to 8 people. There is a ski room with individual ski lockers as well as a storage cellar and private underground parking.

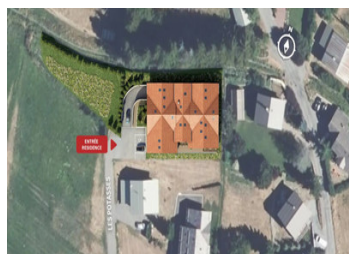
The residence itself is small and attractive, constructed using local materials and complying with all the latest building and insulation requirements. You can walk to the shops and restaurants and there is also a ski bus stop nearby.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The Property...

Finally !!! For a long time developers have been building and selling apartments in the Serre Chevalier area which are called "residences de tourism" or "leasebacks". Now at last, a reputable company is able to sell high end apartments with no obligations for management contracts.

This means the new owners will be able to use them at their own discretion and decorate them as they wish.

The new "Aguila" residence will be a small, high end property just on the edge of the village composed of 13 units of different sizes. It will be just 500 m from the heart of Chantemerle and the ski lifts.

The apartments will vary in size from 50 to 100 m<sup>2</sup>, having 1, 2, or 3 bedrooms. They will come with private parking and prices are between 400,000 € and 850,000 €. Many of the units will come with a garage in the underground car park.

The new owners will be able to apply for a 20 % VAT refund on completion if they declare that the units will be available for rentals. This can be achieved using a French Tax Representative who will make the application on behalf of the buyer.

The apartments will be delivered with all floorings, decorated walls, fitted windows and doors, bathrooms and quality kitchens.

CONTACT AGENT FOR MORE DETAILED INFO.

The Area...

Chantemerle is one of the central villages in the SERRE CHEVALIER ski domain. It is...