

For sale, spacious studio apartment friendly residence-pool and wellness facilities on site. 3 Valleys access

EXCLUSIVE



INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	0
Bath:	1
Floor:	26 m ²
Outside Space:	6 m ²

IN BRIEF

A well presented, clean and very spacious studio style ski apartment.

Room sizes: Lounge/Kitchen 21.5m², Bathroom 3.00 m², WC 1.6 m², balcony area 6m².

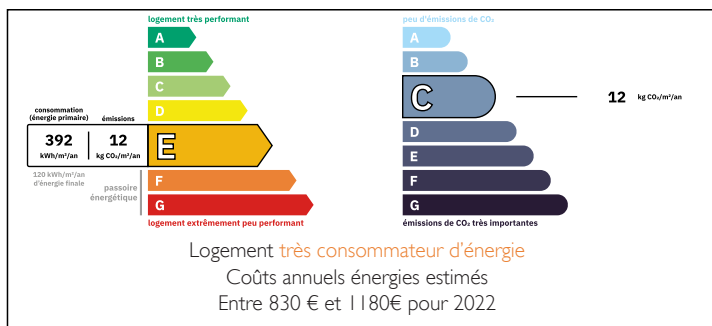
The collective Residence itself boasts an onsite spa and pool facility, shop and restaurant in the main holiday seasons.

The apartment is being sold with a commercial lease in place until end of June 2025.

The apartment is perfectly located in Le Hameau des Eaux d'Orelle - Simply catch the free navette bus down to the main Orelle gondola station. From Orelle you can ski in to Val Thorens. You have entered the largest ski domain in the world - Les 3 vallées- enjoy!



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

For mountain lovers, Orelle and the Maurienne valley are not only a great and affordable skiing destination, the warmer months offer cyclists an exceptional experience with the many diverse cycling routes including the famous passes of the Col du Galibier and the Col du Mont Cenis.

Less than two hours driving from Lyon, Grenoble, Chambéry, Annecy or even Turin and Geneva. Less than 4 hours direct TGV from Paris, Free parking. Easy drive by road. Located in the heart of Maurienne valley, Orelle is by far the easiest access to Val Thorens and Les 3 Vallées.

Only 15-minute of gondola to reach a wonderful ski area. For ski lovers, Orelle is THE great skiing destination.

LOCAL TAXES

Taxe foncière: 240 EUR

Taxe habitation: EUR

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

NOTES