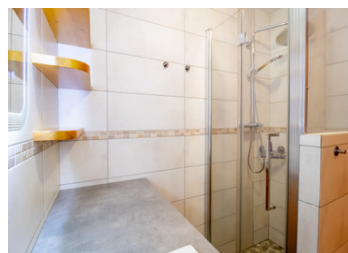
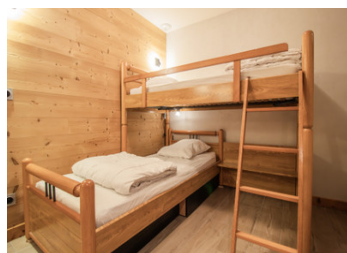


Ground floor flat with 2 bedrooms, SOUTH facing. Champagny en Vanoise resort centre. Paradiski ski area



## INFORMATION

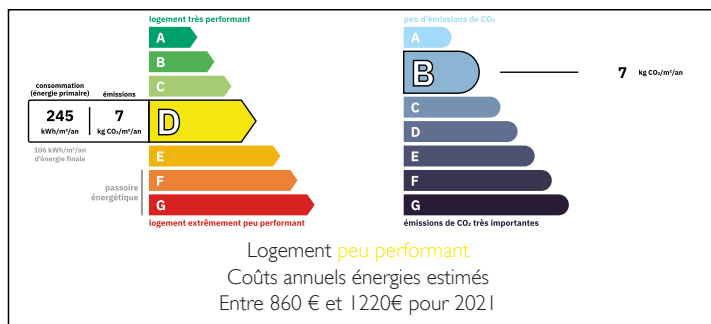
Town:	Champagny-en-Vanoise
Department:	Savoie
Bed:	2
Bath:	1
Floor:	57 m2
Outside Space:	15 m2



## IN BRIEF

Come and discover this charming, fully renovated and functional 3-room flat, located on the ground floor of a quiet condominium with 8 flats. With its south-facing aspect, this bright flat benefits from a warm welcome.

## 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

Details of the flat :

Surface area : 57 m<sup>2</sup>

Entrance : Entrance hall with built-in wardrobe.

Living room: Spacious, opening onto a modern, fully-equipped kitchen, offering plenty of light thanks to its south-facing aspect.

Bedrooms: 1 master bedroom with large wardrobe, 1 children's bedroom with built-in cupboard.

Shower room: Italian-style shower, tastefully renovated.

Separate WC.

The flat has been fully renovated using quality materials, offering modern comfort while preserving a warm, functional atmosphere.

Additional amenities :

Private car park

Cellar for ski and mountain equipment.

Ideally located, this flat is close to the slopes and shops. It would be perfect for a family or couple looking for a home away from home.

## LOCAL TAXES

**Taxe foncière: 801 EUR**

**Taxe habitation: EUR**

## NOTES

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Co-owned building of 3 units  
Provisional annual charges: 200€

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