

VAL-CENIS LANSLEBOURG – Furnished 2-bedroom apartment in exceptional location at the foot of the slopes!



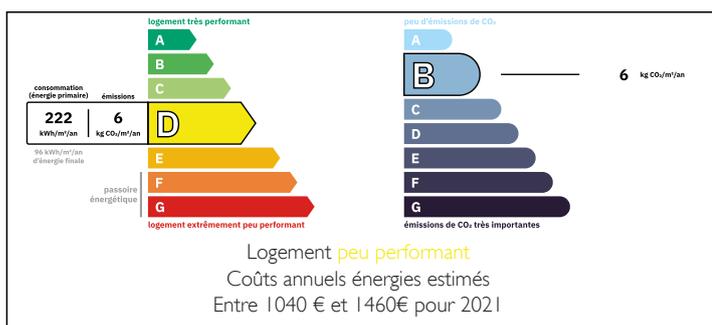
## INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	2
Bath:	2
Floor:	57 m <sup>2</sup>
Outside Space:	16 m <sup>2</sup>

## IN BRIEF

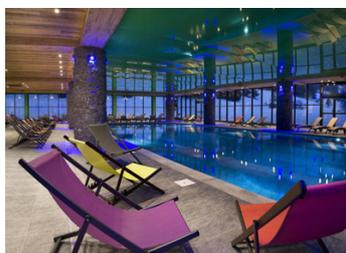
This rare property for sale is a 57 m<sup>2</sup> two-bedroom apartment located on the second floor with elevator access, within a 4-star residence offering a pool, sauna, hammam, and fitness room. With dual south and west exposure, it enjoys excellent natural light and open views. Ideally located at the foot of the ski lift, midway between the villages of Lanslebourg and Lanslevillard, it is free of any commercial lease, making it perfect for use as a second home or for seasonal rentals. The apartment features two bedrooms, a living room with a sofa bed, a fully equipped kitchen, two bathrooms, a spacious balcony, as well as a private cellar, ski locker (with boot-dryer), and covered parking. All amenities are within immediate walking distance. Sold fully furnished and ready to use. More photos and information available upon request –...

## ENERGY - DPE



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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 foncière: 583 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A rare opportunity on the market!

Located in a 4-star residence with high-end amenities (indoor pool, sauna, hammam, fitness room), this charming furnished 2-bedroom apartment (57 m<sup>2</sup>) sits on the second floor with elevator access, offering dual south and west exposure for optimal natural light and panoramic views.

Free of any commercial lease, the apartment allows for flexible use - ideal as a second home or for seasonal rentals.

Prime location: direct access to the ski lift – perfect for ski and mountain enthusiasts! Situated halfway between the two historic villages of Val Cenis, Lanslevillard and Lanslebourg (each around 1 km away).

All amenities are close by:

- In the building: ski pass office, ESF (French ski school), and daycare for children aged 3 months to 12 years old.
- At the foot of the building: Pré Novel chairlift, Plan des Champs drag lift, ESF lesson meeting point, Piou Piou Club and free shuttle stop.
- Within 100 metres: convenience store, restaurant, bakery, ski rental shop, newsagent and gift shop.

Property features:

- 2 bedrooms: one with a double bed, one with twin beds
- Living room with a double sofa bed – sleeps 6 in total
- Fully equipped kitchen: microwave-oven combo, electric stovetop, dishwasher
- 2 bathrooms: one shower room with WC en-suite to a bedroom, one bathroom with provisions for a washing machine
- Separate WC
- Electric underfloor heating + additional heaters, with individual thermostat