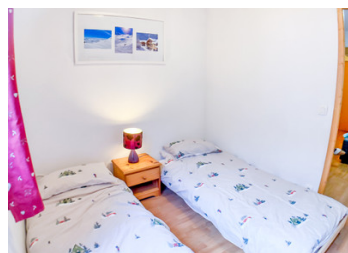


Large ski apartment, easily rentable. Easy access to 3 Vallées ski. Two bedrooms. Calm location.

## EXCLUSIVE



## INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	2
Bath:	1
Floor:	44 m2
Outside Space:	6 m2

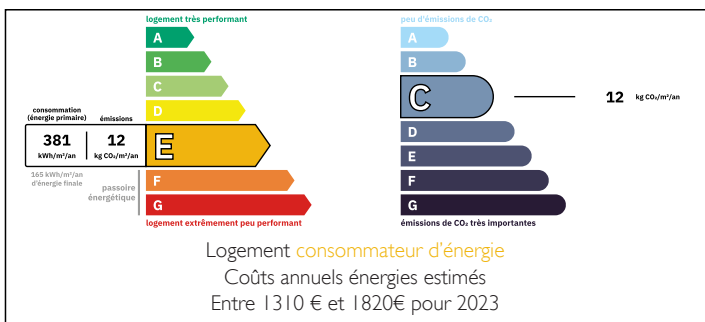
## IN BRIEF

The apartment is situated in a collective residence which boasts an onsite spa and pool facility, shop and restaurant that open in the main holiday seasons.

Access to the 3 vallees ski area via the new high speed Orelle gondola is simple and fast. The free ski navette collects you directly from the residence every 25 minutes. The opportunity to ski in this massive ski domain is complemented by Orelle being within just 20-30 mins of 6 other ski resorts each offering a really varied opportunity to ski in different landscapes and mountain areas.... the perfect combination of enjoying mainstream ski resorts with opportunity to sample the smaller traditional chocolate box resorts if you so wish, in this up and coming valley.

This property is free from any lease agreement.

## 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.



## LOCAL TAXES

**Taxe foncière: 339 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This is a spacious 2 bedroomed apartment consisting of an entry hall, separate toilet and bathroom, open plan kitchen/ lounge with pull out sofa bed and 2 bedrooms- 1 double and 1 twin. It also boasts a modest and sheltered private balcony. The apartment is fully equipped and furnished for 6 people.

For investors Orelle offers a future proof access to one of the highest and largest ski domaines in Europe. There are two agencies on site should you wish to engage to rent out when you are not relaxing in your apartment your self.

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 from the vallee bottom.

It takes just 15-minutes ride on the gondola to reach a wonderful ski area. For ski lovers, Orelle is THE Ultimate affordable foot into the 3 valles destination.

Orelle is also a traditional and charming commune with 10 Authentic hamlets nestled in their corner of nature. Stone houses, slate roofs, village squares...