

Beautiful renovated chalet of 200m , 5 bedrooms in 2 separate appartements in Pralognan close to ski slopes



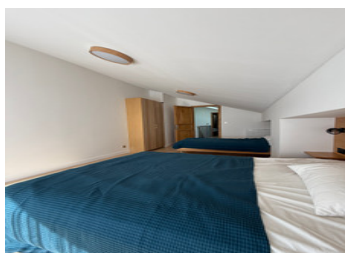
## INFORMATION

Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	0 m2

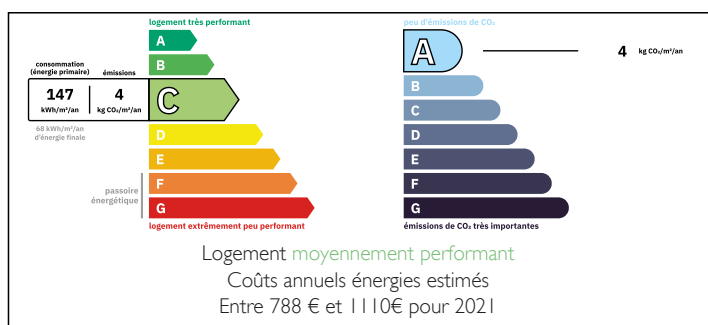
## IN BRIEF

Great opportunity for a family home or vacation rental investment opportunity in the historic center of Pralognan, "Les Barioz" ideally located just a few steps from the resort center and the ski slopes. Effective layout with 2 separate appartements, fully furnished with a clean, modern esthetic.

- two appartements over 4 levels
- one duplex 2 bedroom apartment consisting of
  - entry hall, storage, laundry room, bedroom and bathroom /WC
- kitchen living / dining room, fireplace, master suite
- second duplex 2 bedroom apartment consisting of
  - entry hall,
  - open concept kitchen- living room with fireplace and balcony
  - 2 bedrooms, storage and bathroom with WC



## 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:	286 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Located on the square of the oldest hamlet in the resort of Pralognan-La-Vanoise, in the centre of the resort, close to ski slopes, ski lifts, restaurants and shops.

This village house of approximately 200 m<sup>2</sup>, completely renovated in 2021, is situated on a plot of 75 m<sup>2</sup>. It is made up of 2 apartments spread over 4 levels:

A two-bedroom duplex apartment with a floor area of 89.08 m<sup>2</sup>, of which 86.53 m<sup>2</sup> is living space:

On the ground floor: an entrance hall, a laundry room, a private room, a bedroom and a bathroom with WC.

On the 1st floor: a kitchen opening onto the living/dining room with its fireplace and a master suite with its shower room and WC.

A second duplex apartment of 111.02 m<sup>2</sup> including 77.70 m<sup>2</sup> of living space:

On the 2nd floor: a kitchen open to the living-dining room with its fireplace and a master suite with its shower room and WC.

On the 3rd floor: two bedrooms with storage space and a bathroom with WC.

No matter if you are looking for a family home in the mountains or to make a rental investment, you have made the right choice: these two apartments are ideally located, a stone's throw from the centre of the resort and the start of the ski slopes.

Sold fully furnished, ready to move in or rent out .

Pralognan la Vanoise, at the entrance to the Vanoise National Park, offers skiing in winter and all mountain activities...