

Beautiful and well-appointed 2-bedroom apartment. Venosc Village, Les Deux Alpes

## EXCLUSIVE

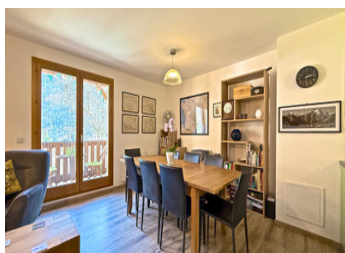
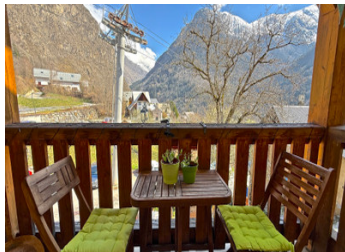


## INFORMATION

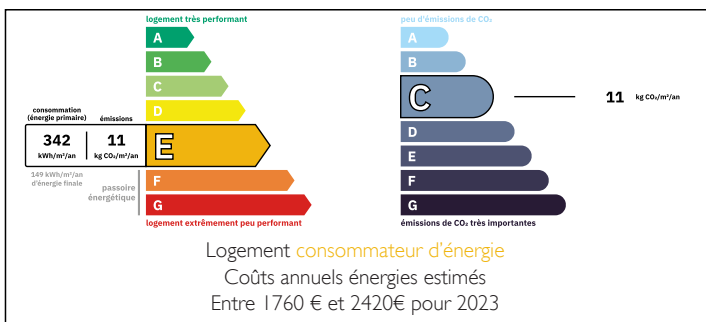
Town:	VENOSC LES DEUX ALPES
Department:	Isère
Bed:	2
Bath:	1
Floor:	69 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>

## IN BRIEF

Exclusive to Leggett Immobilier we are proud to present a rare opportunity to own an absolute gem of an apartment in the beautiful and historic, artisanal Alpine village of Venosc. Nestled in a peaceful and highly sought-after location, this exceptional property is presented in excellent walk-in condition, offering both tranquillity and convenience.

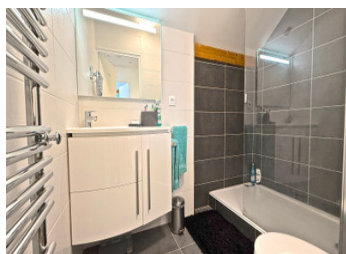


## ENERGY - DPE



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: 1451 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Set within a small, well-maintained residence, this bright and tastefully decorated apartment comprises a spacious living and dining area with access to a private balcony boasting stunning mountain views, a modern and well-appointed kitchen, two comfortable bedrooms, a bathroom, a separate WC, and a practical laundry/storage room.

Enjoy the perfect balance of village charm and alpine adventure — just a short walk from the gondola providing direct access to Les Deux Alpes, with its snow-sure glacier skiing and vibrant year-round activities. You'll also be moments away from cosy restaurants, village bars, artisanal shops (one selling bread) and breath-taking nature trails.

Positioned on the edge of the spectacular Écrins National Park, France's second largest, this property is a paradise for outdoor enthusiasts. Whether you're into skiing, hiking, climbing, road cycling, or mountain biking, this location has it all.

With strong rental potential in both winter and summer, this property is not only a stunning home or holiday base but also a smart investment for the future.

Taxe Fonciere - 1451€

Taxe d'habitation - 1007€

Co-owner Charges - 80.33€ (quarterly)

Summary of Key Features:

- Turnkey Condition – Just move in and enjoy
- Private Balcony – Breathtaking mountain vistas
- Tastefully Decorated – Warm, contemporary Alpine style
- Close to the Gondola – Direct access to Les Deux Alpes ski resort
- Snow-Sure Glacier Skiing – Winter sports paradise
- Year-Round Appeal – Mountain biking, hiking, and road cycling haven
- Restaurants & Bars Nearby – Relax and enjoy the village life
- Strong Rental Potential – Ideal investment for all seasons