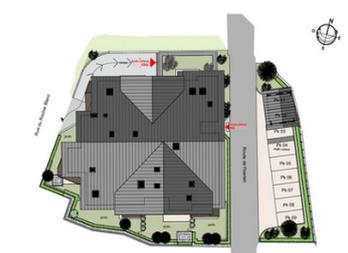


Stunning new build 2 bedroom apartment beautiful views, sunny terrace in Pralognan, Vanoise National Park



## INFORMATION

Town:	<b>Pralognan-la-Vanoise</b>
Department:	<b>Savoie</b>
Bed:	<b>2</b>
Bath:	<b>2</b>
Floor:	<b>81 m2</b>
Outside Space:	<b>14 m2</b>



## ENERGY - DPE

DPE not required.

## IN BRIEF

Located in a quiet yet central location Pralognan la Vanoise, this beautiful, new build 81m2 apartment with spacious balcony of 14m2 consists of: Entrance hall leading into the bright, open concept kitchen - living room facing south west onto the balcony. 2 bright and welcoming double bedrooms, A cozy bunkbed room 2 WCs Spacious shower room Ski locker, and cave Garage, carport or outside parking available as options Pralognan la Vanoise at the entrance of the Vanoise National Park offers skiing, in winter and all the mountain activities in summer. Less than 30 min drive to access ParadiSki Plagne -Les Arc and Three Valleys, Pralognan has retained its original charme of a typical Sayoyard mountain village while giving you access to the biggest ski resorts in Europe. \*Financial incentives of this property are the possibility to

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

Discover this beautiful, new build 2-bedroom plus cabine apartment of 81m<sup>2</sup>, located in a quiet yet central part of Pralognan la Vanoise.

This residence offers the perfect blend of Savoyard charm and modern high end amenities in a privileged location allowing you to take in spectacular panoramic views of the surrounding mountains.

Prime Location & Ski Access within a few steps from the Isertan ski lift, the beginners slope and the cross country tracks, its as close to Ski-in/Ski-out convenience as it can get. ESF ski school and the Mont Bochor Telepherique are less than 3 minutes by foot.

This residence architecture emulates the Savoyard style, blending beautifully into the mountain landscape with its stone and wood façades, yet maintaining clean, modern lines with large windows and wide balconies allowing for light and warmth.

Each apartment is designed with a welcoming, cozy, and chic atmosphere, using premium materials such as wood and glass, and modern fixtures and includes ski lockers & private storage. Options for indoor parking, car port parking or outside parking.

Restaurants, bars, shops and childcare/nursery services are only 3 minutes by foot.

Two of the worlds largest ski resorts - Three Valleys (Courchevel, Meribel and Val Thorens) and ParadiSki, (La Plagne and Les Arcs) are within 35min and 45min drive from Pralognan.

Additional Benefits are the possibility to reclaim 20% VAT (if rented under a management scheme). Excellent rental potential.

This residence lets you enjoy the true atmosphere of a traditional Savoyard village yet gives you...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES