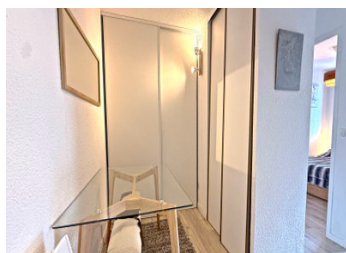
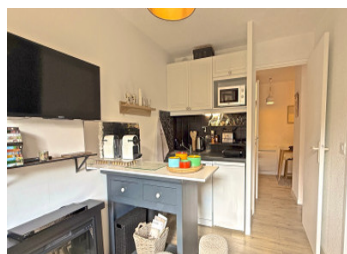


## Charming Ski Studio with Balcony & Stunning Mountain Views – Just 200m from the Slopes



## INFORMATION

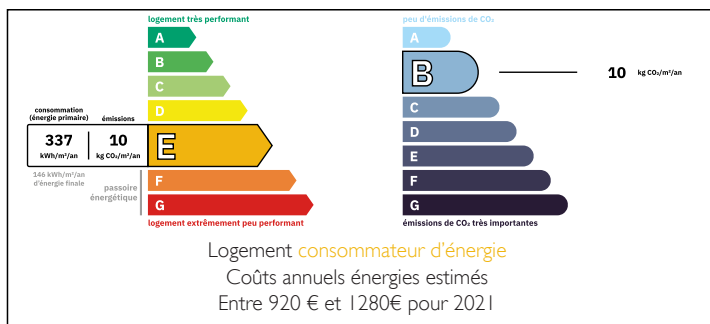
Town:	Les Deux Alpes
Department:	Isère
Bed:	1
Bath:	1
Floor:	28.09 m2
Outside Space:	6 m2



## IN BRIEF

Located in the Résidence Les Arias in Les Deux Alpes, this 28 m<sup>2</sup> studio is the perfect low-maintenance mountain getaway. Boasting a sunny southwest-facing 5 m<sup>2</sup> balcony with sweeping views over the Vallée Blanche ski area, it offers the ideal blend of comfort, convenience, and alpine charm.

## 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:** 1098 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Inside, the layout is cleverly designed to maximise space:

- Entrance hall with built-in storage and room for a dining table
- Bright living area with kitchenette and breakfast bar
- Separate "coin montagne" sleeping area with double bed, closed off by sliding doors
- Bathroom with bathtub plus separate W.C.
- Sofa bed in the main living area for extra guests

Practical features include a large private ski locker and a balcony spacious enough for al fresco dining—perfect for a sunny breakfast, leisurely lunch, or an après-ski aperitif while watching the sunset.

The location couldn't be better: just 200 m from the Champamé piste, with a free ski bus stop right outside. In winter, enjoy direct access to the slopes; in summer, explore mountain biking trails or try glacier skiing.

A rare opportunity to own a well-placed, turn-key ski retreat in one of the Alps' most vibrant resorts.

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Co-owned building of 1 units

Provisional annual charges: 1158€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>