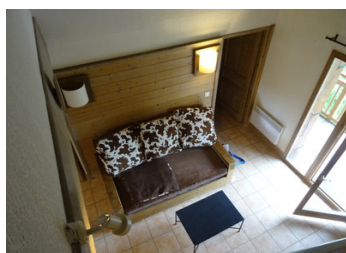


2 bedroom duplex apartment , Chalets de Wengen, Les Coches. Balcony with great view.

## EXCLUSIVE



## INFORMATION

Town:	LA PLAGNE
Department:	Savoie
Bed:	2
Bath:	2
Floor:	45.57 m2
Outside Space:	7 m2

## IN BRIEF

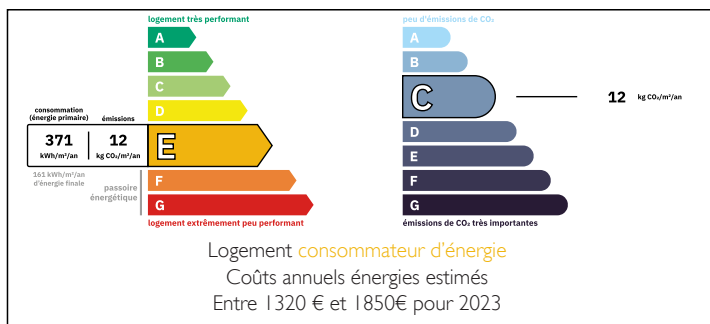
For sale in Chalets de Wengen, Les Coches, La Plagne , Paradiski and EXCLUSIVE to Leggett immobilier, this 2 bedroom, 2 bathroom ,duplex apartment would make a great family base in the mountains and has excellent rental potential.

Situated at the top end of the residence with external parking ( not private) just outside, access to the apartment could not be easier and it is a 150m walk to the village centre and the Plan Bois chairlift from where you can access all of La Plagne, Paradiski. The Vanoise Express gondola is just above Les Coches so you can ski La Plagne or Les Arcs, or both, as you fancy.

The apartment is on level 17 of the residence with a ski locker and spacious cave/cellar for storage on Level 14--it all works very easily.

The balcony offers great views...

## 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: 379 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated on the top floor of the residence the accommodation comprises:

Entrance hallway with storage.

Separate WC

Bathroom with bath, shower attachment, washbasin and heated towel rail.

Lounge/diner with open plan fitted kitchen and access to the balcony.

Bedroom 1; a spacious bunk room with storage that could perhaps take a small double bed.

An open plan staircase leads to the mezzanine upper floor with;

Landing with built in storage.

Shower room with WC, washbasin and heated towel rail.

Bedroom 2; a spacious double room with storage.

Double height ceilings add to the spacious feeling of this apartment and there is the possibility to extend the mezzanine .

The East facing balcony has views of the village, Les Arcs , the valley and towards Mont Blanc.

There are some lovely tree lined runs above Les Coches and access to high altitude La Plagne is via a series of fast chairlifts.

The amazing Vanoise Express cable car link to Les Arcs opens up a whole other ski area to explore.

In the summer season, activities include walking, mountain biking, e biking, parapenting and white water rafting.