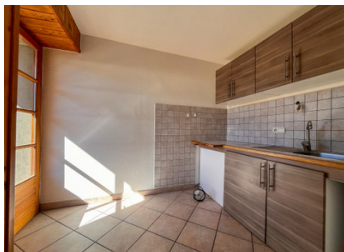


TERMIGNON VAL-CENIS: Charming South-Facing 2-Bedroom Duplex (78 m) with Mezzanine and Convertible Attic



INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	2
Bath:	1
Floor:	78 m ²
Outside Space:	8 m ²



IN BRIEF

For Sale – South-Facing 3-Bedroom Duplex (78 m²) + Balcony – Termignon / Val Cenis

Charming duplex apartment (78 m²) located in a small residence of only 6 units, in the heart of Termignon village, part of the Val Cenis ski resort.

It features:

Bright living room (17.9 m²)

Separate kitchen (7.6 m²)

2 large bedrooms (12.3 m² & 16.1 m²)

Mezzanine (13.8 m² floor / 9.5 m² habitable)

Attic (21 m² floor space) – potential to create a 3rd bedroom (Velux can be installed)

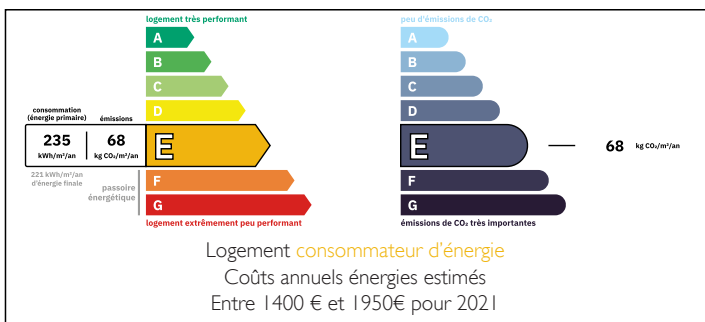
South-facing balcony (8.4 m²) with open mountain view

Shower room & separate WC

Quiet small condominium (6 apartments)

Private off-street parking space

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.



DESCRIPTION

For Sale – Charming South-Facing Duplex Apartment (78 m²) with Balcony and Attic Potential – Termignon / Val Cenis

Located in a small, peaceful residence of only six apartments, in the heart of the authentic village of Termignon, within the Val Cenis ski area, this beautiful duplex apartment offers 78 m² of living space plus an attic with conversion potential. Its south-facing orientation ensures excellent natural light and panoramic mountain views.

Layout:

Entrance: 3.47 m²

Separate kitchen: 7.64 m²

Bright living room: 17.94 m²

Separate WC: 1.83 m²

Shower room: 4.21 m²

Bedroom 1: 12.35 m²

Bedroom 2: 16.13 m²

Mezzanine: 13.81 m² floor area (9.55 m² habitable)

Attic: 21.23 m² floor area – potential to create a third bedroom (Velux installation possible)

Balcony: 8.4 m², south-facing, ideal for enjoying sunshine and mountain views

Highlights:

Duplex full of character and natural light

Small and quiet condominium – 6 units only

Private off-street parking space

Convertible attic with great potential

Sunny balcony with mountain views

Convenient location close to shops, restaurants, and ski lifts

About Termignon and Val Cenis:

The village of Termignon, part of the Val Cenis ski resort, is renowned for its authentic Savoyard charm, direct access to ski slopes in winter, and a wide range of summer mountain activities such as hiking, cycling, climbing, and paragliding.

You'll find local shops, restaurants, and a welcoming year-round community.



LOCAL TAXES

Taxe habitation: EUR

NOTES