

Moutiers – 2-bed apartment - disabled access – 95 m<sup>2</sup>, front to back- close train station & access to 3 Valleys



EXCLUSIVE

## INFORMATION

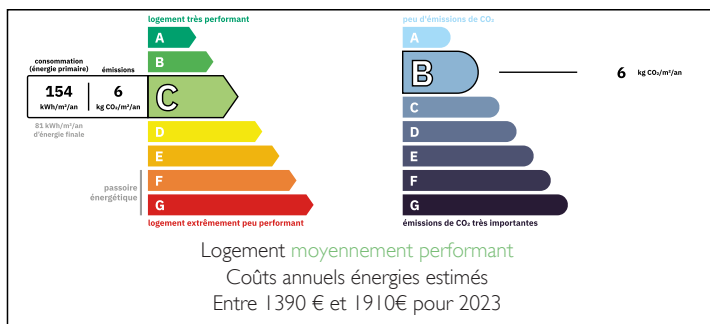
Town:	Moûtiers
Department:	Savoie
Bed:	2
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

In Moutiers, in the heart of the Tarentaise region, discover this 95 m<sup>2</sup> two-bedroom flat on the ground floor, ideally located a stone's throw from the train and bus stations. Perfectly suited to people with reduced mobility, it comprises a spacious 38 m<sup>2</sup> living room bathed in light, two bedrooms (20 m<sup>2</sup> and 11 m<sup>2</sup>), a shower room. Quiet residence in the town centre, just 20 minutes from the 3 Vallées and Paradiski ski resorts. Ideal as a primary or secondary residence or as a rental investment, this property combines practicality, accessibility and potential. Close to shops, services and transport links.



## ENERGY - DPE



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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

Located in the heart of Moutiers, capital of the Tarentaise region, this flat enjoys a strategic location: just a few metres from the train and bus stations, offering direct connections to the largest ski resorts (Courchevel, Méribel, Val Thorens, Les Arcs, La Plagne, etc.). All shops, services and amenities are within walking distance, making everyday life convenient and car-free.

Property description:

Total surface area: 95 m<sup>2</sup> (Carrez law)

Living room: 38 m<sup>2</sup>, bright east-facing, ideal for a cosy living/dining room.

Bedrooms: 2 bedrooms (20 m<sup>2</sup> and 11 m<sup>2</sup>)

Shower room: spacious and suitable for people with reduced mobility.

## LOCAL TAXES

Taxe foncière: 247 EUR

Taxe habitation: EUR

Co-ownership: Small, quiet and well-maintained residence with reasonable service charges.

Accessibility: Ground floor, no stairs

Key features:

Proximity to resorts: 20 minutes from Les 3 Vallées and Paradiski, two of the largest ski areas in the world.

Transport: Train and bus stations in the immediate vicinity, for easy travel all year round.

Potential: Possibility of different layouts.

Environment: Lively town centre, shops, schools and medical services within walking distance.

About Moutiers:

Moutiers, a dynamic town in the heart of the Tarentaise, is the ideal starting point for exploring the most beautiful ski resorts in the Alps. Halfway between Albertville and Bourg-Saint-Maurice, it offers a pleasant living environment, between mountains and valleys, with all the amenities of a small town. In winter, winter sports enthusiasts enjoy quick access to the 3 Vallées and Paradiski, while in

## NOTES