

AURON- Ground floor Studio 21m , balcony 7m , 1 bathroom, 1 toilet & equipped kitchen. 8 visitor parking spots



## INFORMATION

Town:	Saint-Étienne-de-Tinée
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	21 m <sup>2</sup>
Outside Space:	7 m <sup>2</sup>

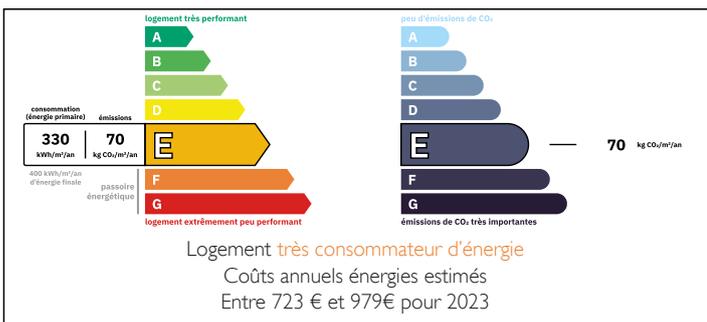
## IN BRIEF

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AURON – Charming apartment with terrace, mountain views & south-facing exposure  
 Located in the heart of a sought-after residence with a caretaker, discover this beautiful 21 m<sup>2</sup> apartment, perfectly laid out with no wasted space, ideal for fully enjoying your mountain holidays.

Bright and sunny thanks to its south-facing aspect, it offers a superb view of the ski area and the surrounding chalets.

## 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

- Warm living room with high-quality wooden furniture and direct access to the terrace
- Fully equipped, functional, and modern kitchen
- Sleeping area with bunk beds, separate from the living room
- Recently renovated bathroom with shower and toilet (additional heating for added comfort + new water heater)
- Ample, well-designed storage throughout the apartment.

You'll also appreciate its large 7 m<sup>2</sup> terrace, furnished with artificial grass, perfect for soaking up the sun.

A private ski locker at the building entrance and communal parking at the foot of the residence complete this property.

Sought-after location: quiet, close to shops, bus stops, and resort activities.

A perfect pied-à-terre for mountain lovers or an excellent rental investment in a highly sought-after resort.

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

## LOCAL TAXES

**Taxe foncière: 545 EUR**

**Taxe habitation: EUR**

## NOTES