

Incredible opportunity to buy a new build apartment in Aime La Plagne; four bedrooms in a fantastic location



## INFORMATION

Town:	Aime-la-Plagne
Department:	Savoie
Bed:	4
Bath:	2
Floor:	138 m <sup>2</sup>
Outside Space:	76 m <sup>2</sup>



## IN BRIEF

This four bedroom apartment is located in Aime La Plagne within a new build development only minutes from the town centre and a short drive to the resort of La Plagne.

The apartments are designed with comfort in mind; spacious bedrooms and living spaces and this apartment comes with a 75m<sup>2</sup> south facing terrace with mountain views. The lounge area is 47m<sup>2</sup> and leads out onto the stunning outdoor space. It also comes with two bathrooms and also a laundry/storage room.

Ideal for year round living; the residence has private parking, underground garage spaces, a lift to make top floor apartments easy to access.

The location is at the heart of the Tarentaise valley, excellent access to the ski resorts of La Plagne and Les Arcs with the potential to be rented out in winter and summer.

## ENERGY - DPE

DPE not required.

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

Each bedroom is of a generous size from 11m<sup>2</sup> to 16m<sup>2</sup>. Two of them open out onto the fabulous rooftop terrace and the largest bedroom has an ensuite bathroom.

The lounge kitchen diner of 47m<sup>2</sup> gives the apartment the light and space which make you feel like you have found modern living but with Alpine surrounds. What could be better?

This is on the 5th floor of the residence with views to either side of the valley. Look over to La Plagne to the south or over to the mountain peaks of the Versant du Soleil (the sunny face). Lift access means that it is accessible to everyone.

The residence has a two level garage and different types of garages can be purchased (basic spaces or up to two car garages).

Ideal as a family home, only minutes from the local schools, shops and commerces, it could also be rented out as an investment property all year round. There are lots of opportunities to make this new build investment pay for itself.

Aime is a traditional alpine town in the Tarentaise Valley with practical everyday amenities and excellent transport links that make it appealing for full-time living or as a base for a holiday home. The town is served by Gare d'Aime-La Plagne with SNCF TER regional services and seasonal TGV/Eurostar trains, offering direct connections to Bourg-Saint-Maurice, Albertville, Chambéry, Lyon and Paris.

In the town you'll find a good selection of shops and services and for dining out...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES