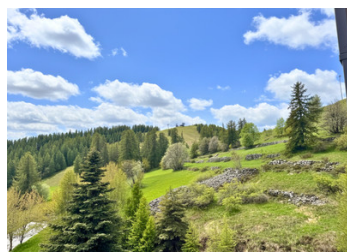


Valberg, one-room apartment, south-east facing, with garage, parking and ski locker

EXCLUSIVE



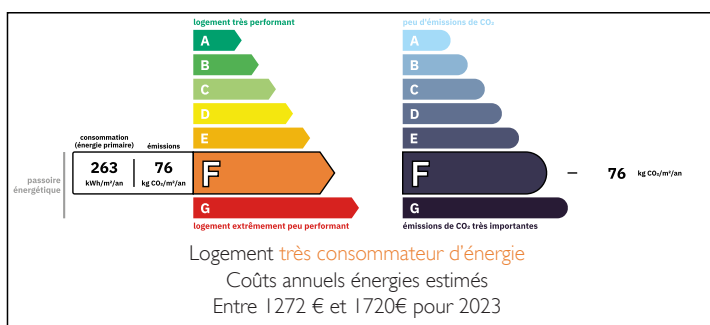
INFORMATION

Town:	Péone
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	37 m2
Outside Space:	5 m2

IN BRIEF

Under offer. In the heart of Valberg ski resort, at around 1700 metres in the Southern Alps and roughly an hour and a half from Nice, this one-room apartment of 37.3 m² under the Carrez law sits on the fifth floor of a residence served by a lift. Its south-east exposure brings generous natural light and open views, away from street noise. The main living area combines the lounge, dining space and sleeping area, and is completed by a separate kitchen, a bathroom with a bathtub and a separate WC. The property also benefits from a terrace, a garage, a private parking space and a ski locker, all rare and valuable assets in a resort. Ready for refreshing to your taste, it suits both a second home at the heart of the ski area and a rental investment...

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: 1009 EUR

Taxe habitation: 1198 EUR

NOTES

DESCRIPTION

Under offer. Located avenue de Valberg, in Péone in the Alpes-Maritimes, this apartment welcomes you at the heart of Valberg, one of the leading ski resorts of the Southern Alps, set at around 1700 metres on the edge of the Mercantour National Park. The resort has the rare advantage of lying about an hour and a half from Nice, its international airport and the French Riviera coastline, making it possible to combine mountain and sea within the same day.

Valberg appeals all year round. During the ski season the area offers slopes for every level along with many outdoor activities, while in the warmer months the resort becomes an ideal base for hiking, cycling and exploring the Mercantour in a preserved natural setting. The village also retains an authentic charm with its local shops, restaurants and lively resort atmosphere.

The apartment is on the fifth floor of a 1970s residence served by a lift, with a renovated façade. Its elevated position provides open views and real peace and quiet, away from street noise.

With a surface area of 37.3 square metres under the Carrez law, this one-room property has been designed to make the most of every square metre. The main living area harmoniously combines the lounge, dining space and sleeping area, and enjoys a dual south and east exposure that brings pleasant natural light throughout the day. The apartment is completed by a separate kitchen, a bathroom with a bathtub and a separate WC. A terrace...