



## Studio Apartment in Ski Resort



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 345,712.47

### Ubicación

País:	Francia
Código postal:	74120
Publicado:	22/04/2024

### Descripción:

We present to you this apartment located in the La Riente Colline condominium, very well maintained by its caretaker, approximately 800 meters from the village center. Nestled on the 1st floor, this charming apartment offers a comfortable and functional living space.

Upon entering, you will be seduced by a beautiful entrance with a practical cupboard, ideal for storing your personal belongings. Next door, a bathroom and a separate toilet add additional convenience to your daily life.

The main living room is bright and spacious, with an equipped American kitchen which opens onto a corner balcony facing South-East, not overlooked.

This balcony offers a pleasant outdoor space where you can enjoy the sun and fresh air all year round.

The apartment also includes a bedroom for skiers, separated by the landing, equipped with an adjoining shower room.

This configuration provides additional privacy and comfort, ideal for winter sports enthusiasts. In the annex, you benefit from a ski locker, a cellar for additional storage, as well as an outdoor parking space to



park your vehicle in complete safety.

Possibility of covered parking extra 25,000 Euro.

The residence offers a range of equipment and amenities to enhance your lifestyle. With two swimming pools heated in summer, children's play areas and several tennis courts, you will always have options for entertainment and relaxation.

In summary, this apartment offers a comfortable, modern and practical living environment, ideal for residents looking for a pleasant place to live in a quiet and well-maintained environment.

Although subject to the legal status of the Co-ownership.

Number of lots: 572. Annual co-ownership charges (average annual amount, share of the seller's forecast budget): 1,800 Euro a year.

No procedure in progress.

The department of Haute Savoie is in the South East of France, at the crossroads of France, Italy and Switzerland. It is one of the eight departments of the Rhone Alpes region. The departments 708,000 inhabitants are known as the Hauts-Savoyards, living in around 300 towns and villages. The capital of the department is Annecy, other important towns are Bonneville, Saint-Julien-en-Genevois and Thonon-les-Bains.

More than anything else Haute Savoie is renowned for its ski resorts, the Mont-Blanc, its two beautiful lakes; Lake Geneva, the biggest in Europe, and the Annecy Lake, the cleanest in Europe, that is the sources of the mineral water Evian.

Thanks to the assets of the area, Haute Savoie, unlike other mountainous departments, attracts as much tourists in summer as in winter.

Haute Savoie is a very dynamic department where the unemployment rate is lower than the French average. Economic activities are mainly based on tourism, other activities, such as agriculture, construction, businesses, craft industries, etc. also rely on tourism. This is why the department makes a lot of efforts in order to attract visitors all year long.

Being a mountainous region, Haute Savoie welcomes French and foreigner customers all year round, seduced by the beauty of the scenery, the quality of accommodation, and all the sport activities it has on offer. The department boasts well over 50 ski resorts, 50 beaches, 3 spa baths, 12 superb golf courses, and 22 marinas.

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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## **Común**

Dormitorios:	1
Baños:	1

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX5.663.430
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