



Luxury 3 Bed Ski Apartment For sale in La Toussuire France

Info Agente

Nombre:	Niall Madden
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País:	Reino Unido
Experience since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	https://esalesinternational.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 346,258.05

Ubicación

País:	Francia
Código postal:	73300
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Descripción:	Luxury 3 Bed Ski Apartment For sale in La Toussuire France

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140 rue du Marche, 73300
La Toussuire,
France

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world. This is a leaseback sale.

Set 400 metres from TS des Ravieres and offering a shared lounge, Lagrange Vacances L'Ecrin des Sybelles provides accommodation in La Toussuire.

Lagrange Vacances L'Ecrin des Sybelles is 500 metres from ski slopes and ski lifts. A free public shuttle



bus is available nearby. Petite Verdette is 400 metres from the aparthotel. The nearest airport is Chambéry-Savoie Airport, 52 km from the property.

T4 FURNISHED DUPLEX - UNDER COMMERCIAL LEASE - FREE OCCUPANCY & MODULAR ACCORDING TO YOUR DESIRE - LMNP POSSIBLE - MANAGED RESIDENCE - NO MANAGEMENT CONSTRAINTS

Furnished T4 apartment located on the first floor, with a living area of approximately 64m², composed on the lower level: an entrance hall with hallway and cupboard, full bathroom, bedroom, separate toilet, fitted kitchen opening onto a large living room, large balcony.

On the upper level: a landing with hallway, bedroom with beds and cupboard, full bathroom, third bedroom with double bed and cupboard, balcony.

Including an underground parking space for exclusive and private use.

200 m from the center and shops, the Lagrange Vacances L'ECRIN DES SYBELLES residence welcomes you 500 m from the slopes and ski lifts (free shuttle 150 m away). Displaying elegant architecture dressed in wooden stone, it is made up of 85 apartments spread over 3 chalets of 3 and 4 floors (elevator).

High-end residence including a heated indoor swimming pool, sauna, hammam etc.

UNDER MODULAR COMMERCIAL LEASE: Current lease

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Annual rent: €7,027 excluding tax or €7,730 including tax - LMNP possible (attractive taxation - income net of taxes)

Amount of co-ownership charges: €583 excluding tax/year, i.e. a monthly payment of €48.

Owner occupancy: 3 weeks including one week high winter season + two weeks high summer season (modification possible on request with exchange exchange and simulation of the new annual rent)

CRITERIA

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ABOUT THE AREA

Located at 1750m altitude, La Toussuire resort enjoys exceptional sunshine, optimal snow conditions and offers a 360° panoramic view. Open to large sunny areas during the day, La Toussuire offers a variety of accommodation and direct access to the Sybelles estate. Great panoramas of the Alps, sometimes short and technical or long tracks, its playground and its wide snow front are conducive to practice for all. Sunshine, altitude terraces and many activities are on the program.

The resort of La Toussuire is a small town in the Sybelles area of the Alps. The resort welcomes skiers of all abilities and is well adapted for families. The La Toussuire ski area has 310km of linked ski runs offering fantastic 360 ° panoramic views and alot of sun. All skiers can rejoice whilst improving their technique, taking in the beautiful scenery and generally having fun with family or friends. Make the most out of being surrounded by professional mountaineers, skiers and snowboarders or profit from the sheer



vastness of the area. Here it's all about discovery, taste the fresh snow snowboarding, skiing, ski touring, extreme skiing, powder skiing, fun skiing, ski mountaineering or enjoying the apres ski on the sun soaked terraces.

Skiing in La Toussuire, you can have some fun while testing out the snow park in Ouillon, accessible on the Sybelles pass: 1 boarder cross, 8 blue features, 6 red and 6 black in the Arva Park. There is life without skiing as well! In La Toussuire fly through the air (paragliding, speed riding, private small plane flights and trampolining), become a musher (initiation to dog sledding, explore the area), snow mobiling and ice skating; the choice is yours! And for those for whom a holiday is synonymous with 'relaxation', La Toussuire is full of goodies: Sunbathing on the mountain terraces, lazing in the Jacuzzi whilst taking in the view, shopping on the snowy white roads which are pedestrianized and full of life, read your favourite new book whilst breathing the clean mountain air or learn about the local Baroque art.

For the kids, the child care centre in La Toussuire called 'La Ruche' offers different groups depending on age: - A day-care for children ages 6 months to 3 years - A kid's club from 3 years old. (There are several different options: 1 / 2 day, day or week, with or without meals) The local ski schools (ESF ESI) have their own snow gardens (the 'Snowman', the 'Piwi Piwi-' and the 'Beaver Club' to introduce youngsters to the joys of skiing. In the evening, join in singing the traditional songs, tobogganing or skiing under the stars. Warm up with a good hot chocolate or a glass of local Savoyard wine. Taste the regional specialties, dance, sing, play and make your eyes sparkle with joy all in La Toussuire.

MAiN FEATURES:

- 64m2 of living space
- 3 Bedrooms
- 2 Bathrooms
- Stunning Views
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and skiing areas nearby
- Rental Potential through Airbnb and Booking.com

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Tenanted: Sí

Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	64 m2
Tamaño del lote:	64 m2

Rental details

Furnished: Sí



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Lease terms

Date Available:

Contact information

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