



## Stunning 2 Bed Ski Leaseback Apartment for Sale in Residence Geolia Le Blanchot Haute Savoie



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### Listing details

Property for: Sale  
Price: USD 164,120.53

### Location

Country: France  
Address: Av. de la Grande Casse  
ZIP code: 73710  
Posted: Jul 28, 2023

### Description:

Stunning 2 Bed Ski Leaseback Apartment for Sale in Residence Geolia Le Blanchot Haute Savoie France

Esales Property ID: es5553466

### Property Location

294 Av. de la Grande Casse, 73710 Pralognan-la-Vanoise, France  
Apartment 19  
Pralognan-la-Vanoise  
Haute Savoie  
73710  
France

### Property Details

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.



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On offer here is a chance to make a smart financial investment into this magnificent part of the world.

## THE RESIDENCE LE BLANCHOT :

It is made of 2 'cosy' mountain chalets with frontage and wooden balconies linked by a gallery of bridge, and offers a heated pool and a sauna (additional fee). You will find on-site a reception, bakery custom service area (order the night before for the next day).

Shops are 200m away (150m for the first convenience store), the center of the station is 600m away, and lifts are 700m away (free shuttle during school holidays).

Apartment 19 is a 3 room / 2 bedroom apartment in a 3\* Residence de Tourism, that was built new in circa 2005. It has two small but proper bedrooms, one double and one twin, and is a total of 38.91m<sup>2</sup>. The balcony is an additional 5.7m<sup>2</sup>. With sofa bed can sleep 6 people.

The apartment is on the ground floor (RDC) but there is another floor below it due to the sloping ground, and so it feels like a first-floor apartment. It is one of the nicer 2-bed apartments being at the edge of the development and on a corner of the building with a balcony facing the East/South-East mountain (nice morning sun), and a window facing the second aspect of mountains.

The property includes an underground parking space which is part of the owned property.

The property is also subject to a commercial leaseback arrangement in a typical French format with the tourism company Geolia. Lease runs until April 2028 (9 years from May 2021) with a minimum rental flow ( minimum EUR3,600pa and increasing) +variable element based on a share of the rents achieved by Geolia. Owner also has access to a material discount when booking other holidays with geolia (up to 25% off). Copy lease available on request.

The property itself benefits from a communal indoor swimming pool and sauna area.

Pralognan itself is a charming mountain village at the end of the road that also goes up to the three valleys. It is a relatively small resort very popular with families, and as well as being a ski resort in the winter, it has a fantastic reputation as a climbing and hiking center in the summer, being the gateway to the Vanoise glacier region of the Alps. This makes it a genuine 2 seasonal resort which was a big attraction for us. There is also an Olympic swimming pool, ice skating, nordic skiing etc, as you would expect in a resort like this, as well as charming local restaurants. It is also not very far to drive to Champagny-la-Vanoise which is a gateway ski-resort itself linked into the huge La Plagne / Paradiski ski area, so great for people who like big ski resorts but dont want to stay in one.

## ABOUT THE AREA

Pralognan-la-Vanoise is a commune in the Savoie department in the Auvergne-Rhône-Alpes region in south-eastern France. The Patinoire olympique was the curling venue for the 1992 Winter Olympics.

The charming ski resort of Pralognan la Vanoise is found just at the entry to the Savoie department, France and is nestled right at the foot of one of the Alps greatest glacial ice caps. The resort is full of character and the locals are welcoming and friendly. Situated at the end of the Tarentaise Valley, between



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the resorts of Courchevel and La Plagne, the family-orientated resort has lots to offer throughout the winter as well as the summer. As a relatively small scale ski resort, Pralognan la Vanoise has a ski area that lives up to its remarkable surroundings. With the magnificent setting right at the foot of the Grande Casse (The highest peak in the area) and in the middle of the Vanoise National Park, skiing here is about as close to nature as you can get.

Expect to see local chamois and ibex playing in the snow. From Pralognan village at 1400m the ski area extends right up to 2350 metres above sea level. Because of its proximity to the Vanoise glaciers, the snow cover is generally very good. In addition, there are 70 snow guns topping up the natural snow, from 2350m right down to the village. Pralognan ski area has skiing for all abilities; – For beginners: the Mont Bochor and in the village, two ski slopes set aside; Barioz and Poucet. – For Intermediates: tree skiing and mogul fields. – For Experts: a range of couloirs and powder skiing on the Combe des Pariettes. There is also Nordic skiing in Pralognan. It is the 4th largest cross country ski area in the Savoie boasting 26 km of well-maintained ski tracks going in and out of the forest and across the Pralognan Plateau. The majority run alongside the winter footpaths accessible on snowshoes. In total Pralognan has nine regularly maintained paths for snowshoeing and Nordic walking.

The paths lead to 'La Corniche', the 'La Fraîche' waterfall or a lookout point. The paths facilitate access to the beautiful little hamlets and villages all around Pralognan. To access the mountain restaurants and bars without skis the Edelweiss and Genepi chairlifts as well as the Mont Bochor cable car are always open for pedestrians. For those non-skiers, Pralognan la Vanoise has a selection of activities: – Ice skating, curling, pool, relaxation centre (sauna, steam room, Jacuzzi), bowling and an arcade all in the 'Prélude Olympique' sports and recreation centre. – There is also the bobsleigh rack, organised torchlight visits around the village and the surrounding hamlets, conference facilities, historic tours and a cinema. Pralognan la Vanoise is certainly one of safest resorts around for kids.

As the village is right at the end of the valley, it doesn't have any main roads going through it, nor heavy traffic. As a small resort, it's definatley a favorite for families. The ski school (ESF) and the childcare centre are located right in the centre of town, next to the slopes and all the rest of the activities. There are several options for childcare in Pralognan: – The kids club for children 18 months to 6 years old (indoor activities, educational games, workshops, puppet shows, crafts, face painting, painting, reading, sledging, and snowman building) – Learning to ski in the ESF (French Ski School) snow garden for kids 3 years old and up – For children 18 months old and under, there are child-minders to look after the little rascals either for a half day or the whole day.

## MAiN FEATURES:

- 40m2 of living space
- 2 bedrooms
- 1 Bathrooms
- Stunning Views
- Close to the Piste
- Massive potential in the rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants



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- Great base from which to discover other fantastic areas of France
  - Many excellent sports facilities, walking and skiing areas nearby

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## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	40 sq m

## Lease terms

Date Available:

## Additional information

Virtual tour URL:	<a href="https://www.youtube.com/embed/am8jnvNfbpg?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent">https://www.youtube.com/embed/am8jnvNfbpg?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.520
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