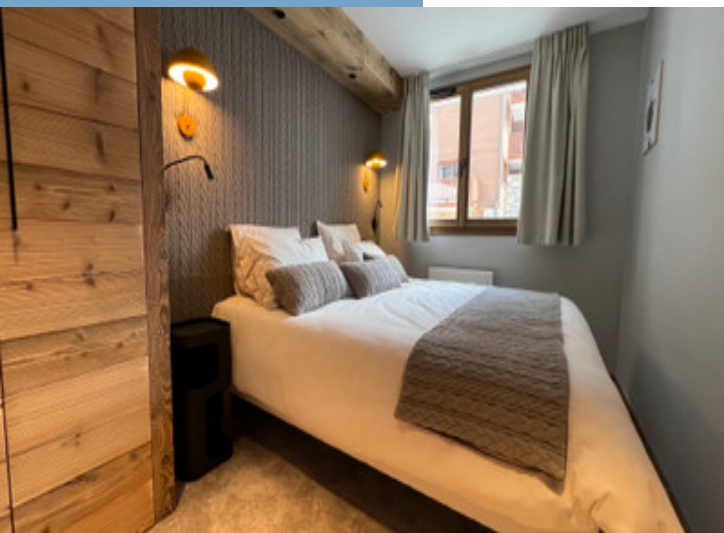
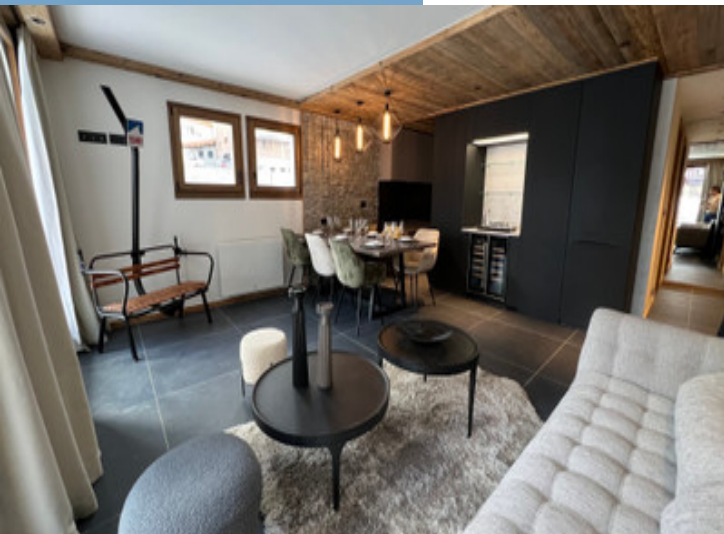




A SUNNING NEWLY RENOVATED 82M
APARTMENT IN THE NEWLY DEVELOPED PART
OF TIGNES VAL CLARET

A SUNNING NEWLY
RENOVATED 82M
APARTMENT IN THE
NEWLY DEVELOPED PART
OF TIGNES VAL CLARET ...



PROPERTY FACT FILE

| | |
|--|--|
| REFERENCE | A35172TAB73 |
| PRICE | € 1,400,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 3 |
| BATHROOM | 3 |
| ACCOMMODATION | 82 m ² |
| LAND | 16 m ² |
| TOWN | Tignes |
| DEPARTMENT | |
| LOCATION | Ski |
| TYPE | Appartement, Ski Apartment |
| CONDITION | |
| FEATURES | Mains Drains, Electricity on site, Close to ski resort |
| *Price based on current exchange rate which is subject to change | |

- Newly renovated
- High altitude skiing year round resort
- Great rental potential
- 150m from the piste
- Can be joined to the adjacent apartment

A SUNNING NEWLY
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OF TIGNES VAL CLARET ...

Ref : A35172TAB73

Beautifully Renovated Ground-Floor Apartment in Tignes Val Claret

This stunning apartment has just been renovated by local architects using high-quality materials, ensuring a stylish and modern finish. Located in a small building within the newly developed Club Med area

DESCRIPTIF

Fully Renovated & Furnished Ground-Floor Apartment in Val Claret

Renovated in 2024 by local architects using high-quality materials, this beautifully finished apartment is located in a small building within the newly developed Club Med area of Val Claret. Sold fully furnished, it features premium fixtures and fittings throughout, offering a turnkey solution for personal use or rental investment.

Layout & Features:

Entrance with heated boot racks and storage.

The Kitchen is a High-end design with Dekton work surfaces, falmec extraction, oven, induction hobs, integrated dishwasher, and fridge freezer.

Living & Dining features and dining with full-length doors opening onto a south-facing terrace, a lounge with Roche Bobois sofa, and a stylish bar area.

Includes four ski lockers and access to nearby indoor parking (payable locally)

The layout and dimensions are as follows

Entrance 3.1m²

Hallways 9.1m²

Bedroom 9.4m²

Wc / Bathroom 4.7m²

Bedroom 10.9m²

Wc/ bathroom 4m²

Bunk Cabine 6.6m²

Wc / bathroom 4.1m²

Lounge kitchen diner 30.2m²

the apartment is situated next to another 93m² apartment, offering the potential to combine both properties into a larger living space.

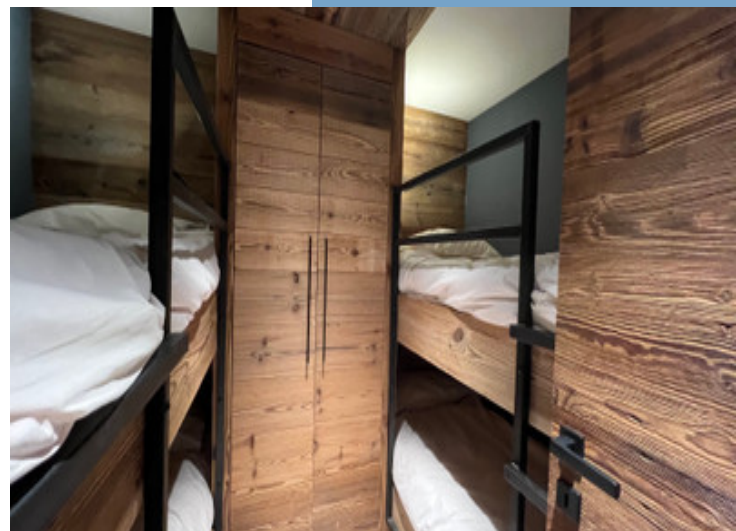
****Tignes Val Claret – A Year-Round Alpine Destination****

Tignes Val Claret is a high-altitude resort offering year-round mountain activities and a lively atmosphere. Situated at 2,100 meters, it is part of the extensive Tignes-Val d'Isère ski area, renowned for its reliable snow conditions

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35172TAB73>

COMPLETE FILE AND PHOTO ON REQUEST

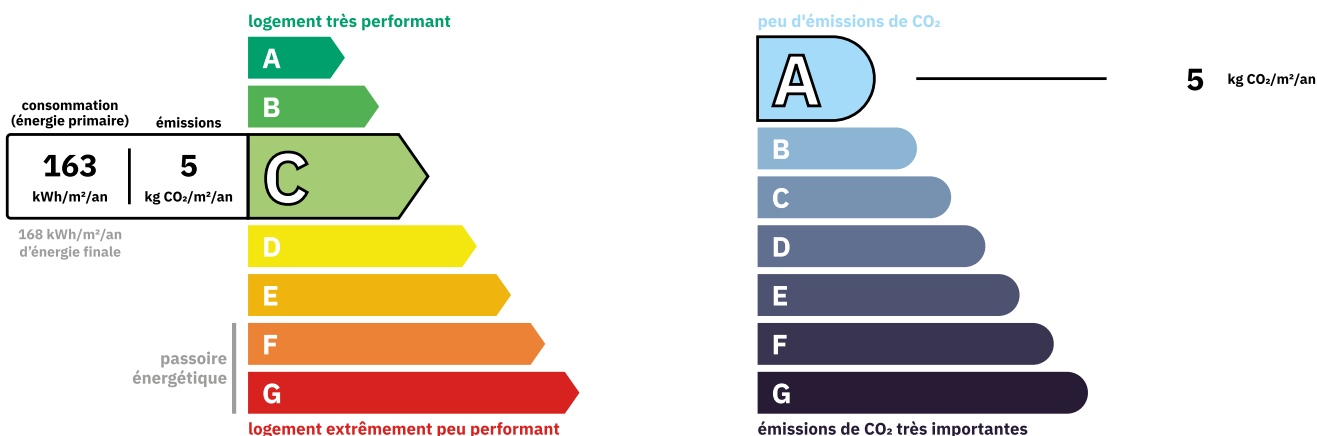


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 1216 € and 1646€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A35172TAB73
FILE COMPLETE
AND PHOTOS
ON REQUEST

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