

# MAGNIFICENT APARTMENT IN ONE OF THE MOST BEAUTIFUL "CHALET" RESIDENCES IN THE RESORT OF AURON

## For sale France 1 250 000 €

Let yourself be charmed by this beautiful apartment in a sumptuous "chalet" style residence located in the heart of the resort of Auron. A true haven of peace, this rare property combines authenticity, modernity and the art of living in the mountains. A unique opportunity for lovers of nature and prestige.

|              |                                        |              |                        |
|--------------|----------------------------------------|--------------|------------------------|
| Product type | Apartment                              | Num rooms    | 4                      |
| Total area   | 130 m <sup>2</sup>                     | Num bedrooms | 3                      |
| Living area  | 110 m <sup>2</sup>                     | Num cellars  | 1                      |
| Terrace area | 20 m <sup>2</sup>                      | Num box      | 1                      |
| View         | Panoramic mountain view and ski slopes | City         | Saint-Étienne-de-Tinée |
| Exposure     | SOUTH WEST                             | Country      | France                 |
| Condition    | Very good condition                    | Floor        | 3                      |
| Annual costs | 5 100 €                                |              |                        |

In the heart of a subdivision of chalets, magnificent apartment, completely renovated, occupying the top floor, unique on its landing, of one of the most beautiful "chalet" type residences in the resort, built on 3 floors in 2013. It is located less than 10 minutes walk from the village.

It offers a floor area of 130.71m<sup>2</sup> including 109.85m<sup>2</sup> of living space (104.40m<sup>2</sup> Carrez law). It has 3 bedrooms, 1 bathroom, 1 shower room and 2 dressing rooms. Its superb terrace of 20.86m<sup>2</sup>, facing South West and enjoying calm, offers a magnificent panoramic view of the mountains and the ski slopes. The living room is equipped with a wood burning stove and offers a splendid cathedral roof with a ceiling height of 6.43m.

It is accessed by a private elevator arriving in front of the entrance door and benefiting from the private use of the space in front of its entrance.

There is also a large double garage in the basement, as well as a ski locker.

*In collaboration with an agency based in France.*

## MAGNIFICENT APARTMENT IN ONE OF THE MOST BEAUTIFUL "CHALET" RESIDENCES IN THE RESORT OF AIRON



## MAGNIFICENT APARTMENT IN ONE OF THE MOST BEAUTIFUL "CHALET" RESIDENCES IN THE RESORT OF AIRON



## MAGNIFICENT APARTMENT IN ONE OF THE MOST BEAUTIFUL "CHALET" RESIDENCES IN THE RESORT OF AURON



## MAGNIFICENT APARTMENT IN ONE OF THE MOST BEAUTIFUL "CHALET" RESIDENCES IN THE RESORT OF AIRON

