

## Price on request

### Contact agency

#### Alpeffect Immobilier

689 Route des Bons Prés, Pa le Héron

73110 La Croix-de-la-Rochette

06 77 04 21 88 /

contact@alpeffectimmobilier.com

### For sale apartment

3 rooms

Surface : 41 m²

Exposition : Est

View : Montagne

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, residential, Visitor

Parking

2 bedroom

1 terrace

1 bathroom

1 shower

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C

Document non contractuel



## Apartment 84 Val-d'Isère

Furnished 3-room apartment with mountain view, under commercial lease until September 2026. Located in a peaceful environment, this functional three-room apartment offers an optimized and welcoming layout, ideal for a rental investment or future short-term personal use. It consists of a living room with a dining area, a fitted kitchen, a master bedroom with a beautiful open view of the mountain, a cozy cabin that can accommodate two beds, a bathroom and a shower room. The property also has a large outdoor space, pleasant in all seasons. The apartment is sold fully furnished. It benefits from an ideal location, with a shuttle bus to the resort center right at the foot of the residence. The ski slopes and shops are nearby. Currently under a commercial lease until September 30, 2026, this property generates secure rental income. It also offers the possibility of personal stays. At the end of the lease, an exit remains possible under certain conditions, opening the way to various projects: continued rental operation, repurchase for personal use, or resale with increased value.

### Fees and charges :

Annual current expenses 3 348 €

Well condominium

72 lots in the condominium

