

EXCLUSIVE - ROCHEBRUNE - NEAR THE CENTER - 3 BEDROOM APARTMENT  
FURNISHED & FULLY EQUIPPED



SELLING PRICE : 1 250 000 €

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96 ROUTE EDMOND DE ROTHSCHILD, 74120  
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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGÈVE

## DESCRIPTION

### OPPORTUNITY TO BE SEIZED

A stone's throw from the village center and the cable cars, completely renovated by an architect in accordance with the Le Même style, magnificent F4 type apartment with a total floor area of 100 m2 located on the top floor without elevator.

Bathed in light thanks to its openings and its south-facing balcony, it offers a lovely view of the Val d'Arly and the surrounding massifs.

It is composed of an entrance with storage, a living/dining room opening onto a fully equipped kitchen, a large bedroom with shower room and bathtub, a double bedroom, a bathroom with wc and separate toilets. A third dormitory-style bedroom in the attic with 3 beds as well as a private ski room located on the ground floor advantageously complete this exceptional property.

The proximity of the village and its amenities as well as easy access to the Rochebrune and Chamois cable cars are the main assets of this luxury apartment.

Possibility of purchasing an independent studio located on the ground floor of the building.

File on request

Condominium charges of 303 Euros per quarter.

Co-ownership of 18 Lots.

No procedure in progress.

Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

## CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 62 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : 12	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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