



2 BEDROOM APARTMENT - AIGUILLE ROUGE VIEW · LES ARCS



## 2 BEDROOM APARTMENT - AIGUILLE ROUGE VIEW



Property tax : 1146€



Virtual tour



DPE : D  
GES : B



415 000€

Fees charged to seller

Information on the risks to which this property is exposed is available on the site  
Geohazards: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Réf : 3869

Located in the Manoir Savoie residence, in the heart of Arc 1950 Le Village, you will be charmed by this 58 sqm apartment, fully renovated in 2019..

This property, with a modern and elegant decoration, is composed of a beautiful living room with a fully equipped kitchen, two bedrooms, two bathrooms and a balcony offering a clear view on the Aiguille Rouge.

Sold furnished, with a cellar, you will also benefit from a ski locker and a covered parking space.

After leaving and returning on skis, you will enjoy a moment of relaxation in the residence's wellness areas, especially at the heated outdoor swimming pool with a breathtaking view of the Mont-Blanc.

Pierre et Vacances Premium rental management until April 2028.





## LAYOUT

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- △ Equipped kitchen
- △ Living room
- △ One double bedroom en suite with bathroom and WC
- △ One bedroom with two single beds
- △ A bathroom
- △ Separate WC

## ANNEXES

- △ Balcony
- △ Cellar
- △ Ski locker
- Wellness area of the residence
- △ (outdoor pool, indoor Jacuzzi, Sauna, Hammam, Fitness room)



58m<sup>2</sup>



2



2



## KEY POINTS

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- △ Renovated apartment
- △ Aiguille Rouge view
- △ Ski-in/Ski-out

## AMENITIES

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Elevator



Balcony



Cellar



Swimming pool



Sauna



Jacuzzi



Hammam



Ski room



Ski cellar



Ski-out



Ski-in

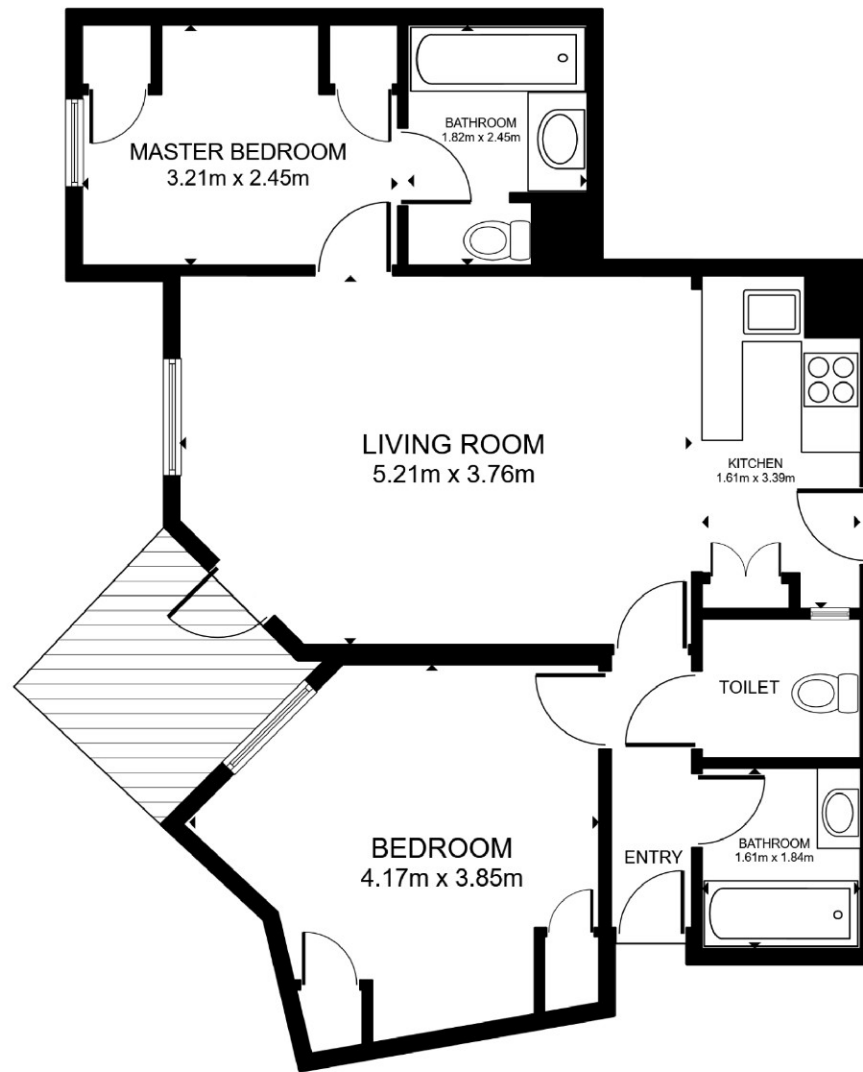


Fitness room





LOCATION



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 59.3 m<sup>2</sup>

PLAN













































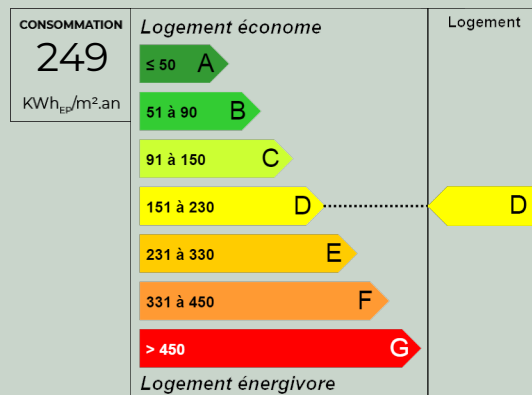




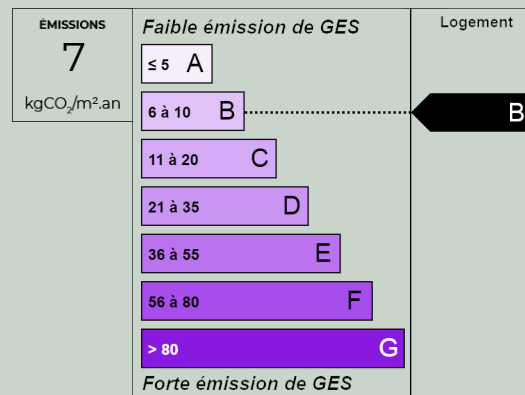


## Energy diagnostics

Energy performance diagnostics (DPE)



Greenhouse gas emissions (GES)



Estimated annual energy costs for standard use : between 900€ and 1270€.

2021 is the base year of the energy prices used in this estimate.



## **Co-ownership**

Property in co-ownership : yes

Number of lots : 162

Co-ownership fee : 5050

Current procedure : yes

Type of procedure in progress : Balcons



