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# T4/Duplex à Pralognan la Vanoise - 521 000 Euros (HAI)

## Résidence "COEUR DE VILLAGE"

Référence : RV624-22 - Document non contractuel

Prix honoraires inclus de 521 000,00 Euros, prix hors honoraires 521 000,00 Euros,
honoraires de 0.00% montant TTC : 0,00 Euros, à la charge du vendeur






## Descriptif

### NEW PROGRAM - 22 exceptional apartments with mountain charm. Don't wait any longer to make your project a reality.

The COEUR DE VILLAGE residence is inspired by traditional Savoyard architecture and blends perfectly into its environment. A perfect harmony of modernity and authenticity.
An ideal location, that is both central and peaceful, near the centre and cable car.
Don't wait to reserve you apartment - finished and ready to move in for 2024.
This residence is composed of 22 exceptional flats with large terraces or balconies offering a breathtaking views of the peaks.
You will benefit from modern and complete equipment.
You will be able to personalise your interior, tiles, floor coverings etc, that will be included in the price.

Each apartment will be delivered with :
- Fully equipped kitchen with cupboards, ceramic hob, extraction hood, dishwasher, fridge, oven,
- Fully equipped bathroom,
- Fitted cupboard,
- Connection ready for the installation of a washing machine in the laundry room,
- Chimney flue (only for the apartments on level 2),

You will also benefit from a cellar and a private ski locker.

You can also purchase a garage from Euros30,000.
In the basement, choose from among the 29 lockable garages.

## Informations diverses

| | |
|---|---|
| Résidence | Le C?ur de Village |
| Année de construction | 2024 |
| Superficie | 75.86 m² |
| Superficie loi Carrez | 75.86m² |
| Etage | Deuxième étage |
| Nombre de pièces | 4 |
| Nombre de chambres | 3 |
| Nombre de salle de bains | 2 |
| Cave | Oui |
| Garage | Non |
| Parking couvert | Non |
| Casiers à skis | Oui |
| Vendu meublé | Non |
| Type de chauffage | Chaudière granule |

Info chauffage

Chauffage collectif - Chaudière à granulés bois avec silo maçonné

## Informations des pièces en m²

| | |
|---|---|
| Hall entrée | 6.14 |
| Buanderie | 1.44 |
| Chambre 1 | 9.35 |
| WC | 1.11 |
| Salle d'eau | 2.72 |
| Séjour | 25.16 |

## Taxes et charges

| | |
|---|---|
| Taxe habitation | 850Euros env. |
| Taxe foncière | 850Euros env. |

## Copropriété

| | |
|---|---|
| Copropriété | oui |
| Charges de copropriété | 1 000 env. Euros |
| Nombre de lots | 95 |
| Nombre d'appartements | 22 |
| Syndic en procédure | Non |
| Plan de sauvegarde | Non |

## Consommation énergetique

En cours de réalisation.

Année de référence du montant de la dépense énergétique :

Date du DPE 01-01-1970

| | |
|---|---|
| Chambre 2 | 9.77 |
| Palier | 5.20 |
| Chambre 3 | 10.23 |
| WC | 1.28 |
| Rangement | 0.40 |
| Salle d'eau | 3.06 |
| Balcon | 10.23 |
| Cave | 1.66 |
| Casier à skis | 0.44 |
| Surface -1.80m | 8.16 |

| Aménagements extérieurs en m² | |
|---|---|
| Balcon | 9.15 |

| Les équipements |
|---|