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## 2 bed ski New Build and Off-Plan for sale near to Praz-sur-Arly

Praz-sur-Arly , Haute-Savoie , Auvergne-Rhône-Alpes



# €475,000

inc. of agency fees

2 Beds

64.7 sqm

2 bedroom ski new build and off-plan for sale in Praz-sur-Arly in Haute-Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

### At a Glance

**Reference** MFH-ALPM4725311

**Bed** 2

**Near to** Praz-sur-Arly

**Pool** No

**Price** €475,000

**Hab.Space** 64.7 sqm

**Land Tax** N/A

### Property Description

The 1907 new-build development, a corner of paradise in the heart of Val d'Arly. At the gateway to the Espace Diamant and just 4 km from Megève, this new development is ideally located in the centre of the resort of Praz-sur-Arly. Comprising 22 apartments, the development is inspired by traditional Alpine architecture and blends perfectly into this small mountain village. The residence comprises two new

buildings on a human scale and two renovated half chalets. The interiors have been designed to optimise space for your well-being and comfort. In an ideal living environment, surrounded by snow-capped peaks and lush green mountain pastures, this new address invites you to contemplate the panorama while enjoying all the amenities of a real Haute-Savoie village on foot. Ski-lovers can easily reach the Crêt du Midi chairlift (600m away) with the free shuttle bus, which stops directly at the foot of the residence.

This south-facing T3 apartment, measuring approximately 64.70 sq. m., is located on the first floor of building A and comprises an entrance hall, a shower room, a separate toilet, two spacious bedrooms, a living room with a view, an Open Kitchen and access to two balconies.

\* Reduced registration fees payable by the purchaser.

Parking and cellar not included in the sale price

Delivery last quarter 2025

## Summary

|                |                        |
|----------------|------------------------|
| Property type: | New Build and Off-Plan |
| Bedrooms:      | 2                      |
| Price          | €475,000               |

## Key Information

|                |          |
|----------------|----------|
| Year Built:    | 2023     |
| Internal Area: | 64.7 sqm |

## Location: Auvergne-Rhône-Alpes



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## Contact us on:

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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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