



LOGEMENT N°: **A 431**

Niveau: **R+3** Type: **T4**



**TABLEAU DES SURFACES**  
**A 431**

Entrée	4,58	m²
Déplacement	3,27	m²
Séjour/Cuisine	28,07	m²
Chambre 1	9,41	m²
SdE/CH	3,2	m²
Dressing	3,82	m²
Chambre 2	12,94	m²
Chambre 3	15,43	m²
SdE/CH	3,74	m²
SdB	5,34	m²
Wc	1,16	m²
<b>Total surface habitable</b>	<b>90,96</b>	<b>m²</b>
Balcon 1 (environ)	9	m²
Balcon 2 (environ)	5	m²

Nb: Les placards sont compris dans la surface des pièces



**Diagonale**  
PROMOTEUR ET CONSTRUCTEUR

1907

**Légendes**

**R** Réfrigérateur

**VRE** Vitrif. Roulant. Electrique

**Al** Armoire

**F** Four

**LL** Lave Linge

**Ch** Chauffage

**G** Gaine technique

**LV** Lave Vaisselle

**P** Placard

**M** Mobilier en pointe de non-pneu

**T** Tableau Electrique

**F** Feux placard 10cm

**P** Possibilité salon cathédrale

Le 31 10 23



# Apartment in Praz-sur-Arly,

74120, Praz-Sur-Arly, Auvergne-Rhône-Alpes

€690,000

Ref: MDH2024012-11

\* Available \* 3 Beds \* 1 Bath \* 90.96m2

Sale - Apartment Praz-sur-Arly



## Property Description

## Flat 3 bedrooms in the heart of the village in Praz-Sur-Arly (74120)

Ideally located right in the centre of the village, this flat will win you over with its refined features and top-of-the-range materials.

It comprises an entrance hall, a living room with an open-plan kitchen and access to a west-facing balcony, 3 bedrooms (one with a dressing room and private shower room, one with a private shower room and 1 WC, and a private east-facing balcony), a bathroom and a separate WC.

A cellar and basement parking space are also available.

The floor plan of the flat can be modified before booking, and notary fees are included!

Delivery end 2025 - Start of works spring 2024.

Praz Sur Arly is 5 minutes from Megève, 1 hour from Geneva and 2 hours from Lyon.

This resort is part of the Espace Diamant ski area with 200 km of pistes linking Flumet, Notre Dame de Bellecombe, Crest Voland, les Saisies and Hauteluce.

