



**MAISON INDIVIDUELLE**  
FRENCH PROPERTY ADVISORS  
ESTABLISHED 1987

#### Why use a UK-based French property advisor?

- Single point of contact as a liaison between you, the developer and solicitor
- Experience and knowledge to simplify the process
- Pre-selected property portfolio

#### Why use Maison Individuelle?

- Over 20 years experience
- Focused property portfolio of French Alps / Cote d'Azur developments featuring only high-quality projects
- Assurance that we use established overseas partners
- Complete purchasing advice, ie translations, French mortgage, tax advice, best currency rates and rental routes

### About Maison Individuelle

Maison Individuelle has been assisting clients with the purchase of high-quality, new-build and resale property in France since 1987. Focusing on the French Alps and Cote d'Azur with our first-hand knowledge, we pride ourselves on sourcing the best ski apartments, chalets, stunning villas and apartments.

Our philosophy is that experience, knowledge and advice are invaluable when looking to invest in property overseas. Whether you are looking for the dream home, the ideal investment, or even both, we see it as essential that you are able to turn toward a company with a strong reputation and wealth of experience to help you through the whole process.

Acting as your sole point of contact for the developer and solicitor, we will help you through the whole purchasing process right up until the handover of keys, ensuring an enjoyable and stress-free experience. Our service is covered within the price of our listed properties as part of our 'Added value, no added cost' pledge.

### Added value, no added cost

Maison Individuelle French Property Advisors  
58 Bridge Road East, Welwyn Garden City, Hertfordshire, AL7 1JU  
**www.mifrance.co.uk info@mifrance.co.uk**  
**Call us on 01707 376255**



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### TOP FLOOR 2 BEDROOM APARTMENT "LES CHALETS DE WENGEN" LES COCHES € 199,000

**RECENTLY REDUCED FROM €210,000**



- Excellent 2 bedroom top floor apartment
- Fully furnished to a high standard throughout, stunning interior, bathroom and shower room
- 400m from ski lift and ski school.
- Charming village location all year round appeal
- Guaranteed 3.20% income + 6 weeks use

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### The Property



This rarely available 44m<sup>2</sup> top floor apartment features 2 bedrooms, bathroom and a shower room. The apartment is furnished to an absolutely stunning standard. Les Chalets De Wengen is situated in a 4 star residence, the highest rating in France. The apartment is within close proximity to the ski lift and ski school area (400m). The apartment also benefits from a fitness centre which includes an indoor heated swimming pool, sauna and a gym.



The Chalets are 10mins skiing away from the Vanoise Express which gives you easy access to the Les Arcs domain, for extensive skiing. The apartment is on a Leaseback scheme (for more information on our leaseback schemes please contact the office on 01707 376 255)

The price includes cellar, ski locker and furniture, an outstanding offer for such a fantastic apartment. **Reduced Price 199,000€**



*Duplex 2 bedroom apartment on 2 levels and a balcony with views of Mont Blanc*



*World famous Paradiski ski area of La Plagne & Les Arcs  
 Les Chalets De Wengen in the summer*

### The Resort

Les Coches is located at an altitude of 1450m and nestles on the wooded slopes, at the eastern fringe of the La Plagne piste area. It is a small, modern Savoyard style village with a friendly atmosphere. The centre is virtually traffic free and has a selection of shops, bars and restaurants. The skiing here is generally snow sure being north facing and has extensive snow making facilities. Families are well served in Les Coches with children's clubs from 6 months to 18 years.

Access from Les Coches to the rest of the La Plagne area is easy, and the village is in an ideal position to ski or board the whole of the "Paradiski" area, as the impressive 200 person, double decker, cable car (Vanoise Express) that links Les Arcs and La Plagne is located just above Les Coches.

If you would like to arrange an inspection visit to this property, please call us today on: **01707 376255.**

