Collections Privées

Agence Monde des Neiges, Auron



Presentation file · September 2026

The studio, snow front.

€235,000

Auron, snow front · 18 m² + 6 m² terrace

A Perfect Alpine Cocoon

Discover an exceptional studio opportunity within the prestigious Le Monde des Neiges residence. This beautifully finished 18-square-meter studio, complemented by a generous 6-square-meter terrace, offers the perfect alpine retreat in Auron's most sought-after location.

The studio showcases exceptional craftsmanship with real wood finishing throughout, creating a warm and authentic mountain atmosphere. The intelligent layout maximizes every square meter, featuring a welcoming entrance, an open living space, and a modern bathroom.

What truly distinguishes this property is its exceptional terrace—remarkably generous for a studio and perfect for enjoying morning coffee in the alpine sun or evening aperitifs with mountain views.

Located in the first line of buildings facing the slopes, this studio offers unparalleled convenience for ski enthusiasts. Step out, cross the road, and you're on the mountain.

Ready to move in immediately, this studio offers an exclusive introduction to Auron's premier development with VAT recovery options available.

Studio Living with Slope Views

Studio living in a premier resort is ideal for those prioritizing location and convenience over size. This studio delivers exceptional views, modern finishes, and genuine slope-front positioning.

The terrace transforms this compact footprint into an extended living space. Morning views of fresh snow and sunset après-ski make it a lifestyle asset.

Located in Auron's premier development at prime elevation, this studio captures the essence of Alpine luxury living without the larger property footprint.

Compact Investment with Strong Returns

Studios in top locations generate proportionally higher returns than larger units. Lower acquisition cost plus high per-night rental rates equals excellent cash-on-cash returns.

This studio's premium views and terrace justify commanding top nightly rates during peak season. Furnished short-term rentals in this category average strong occupancy.

The LMNP regime (Furnished Property Rental) provides tax advantages for studio owners. Modest operating costs combined with high seasonal rates create an attractive yield.

For investors seeking entry to Auron real estate with strong returns, this studio offers an efficient allocation of capital with premium location and view benefits.

1h30 from Monaco and the French Riviera

This exceptional property is ideally located just 1h30 from Monaco, Nice and Cannes via the A8 motorway and M6202. This unique proximity makes Auron the luxury ski resort of choice for French Riviera and Monaco residents.

Reference CP-004	*Type* Studio
Bathroom 1	*Living Space* 18 m^2 + 6 m^2 Terrace
View Panoramic Mountain Views	*Ski Access* Ski-Front - First Line
Finishing Real Wood Throughout	*Availability* Ready to Move In

What matters.

Ski-front location in prestigious 5-star development

18 m² of intelligently designed living space

Exceptional 6 m² terrace—rare for a studio

Real wood finishing throughout

Panoramic mountain and slope views

Front row position—just cross road to slopes

Modern bathroom with quality fixtures

Perfect as alpine cocoon or rental investment

Access to 5-star amenities

Ready to move in

VAT recovery option available

Excellent value at €235,000

Viewings by appointment.

contact@collectionsprivees-auron.com

+33 6 26 21 54 58 · WhatsApp

By appointment, in Auron and Monaco.

Le Monde des Neiges, 106 route de Nabinas, 06660 Auron · www.collectionsprivees-auron.com

Frequently asked questions.

What makes this studio special?

This studio offers panoramic slope views, excellent natural light, and a generous terrace—rare for compact units. Real wood finishing and premium materials elevate it above standard ski resort studios.

Is the terrace usable year-round?

Yes. The terrace is protected from harsh winds and gets excellent sun exposure. Après-ski drinks or morning coffee on the terrace is a highlight.

Can a couple or small family comfortably use this studio?

Yes. The layout is efficient with a sleeping alcove, full bathroom, kitchenette, and living area. It works perfectly for couples or solo travelers. Families with very young children can manage, though a 1-bedroom might be preferable.

What is the rental potential for a studio?

Studios in this location average 6-7% rental yields. High turnover and nightly rates during peak season make studios attractive for investors seeking liquidity.

Is the view really panoramic?

Yes. Positioned on the building's flank, this studio captures unobstructed views of the slopes, valley, and surrounding peaks. It's one of the best slope-view studios in the development.

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