

Fabulous south west facing ski in-ski out apartment for sale in Les Menuires, Three Valleys

EXCLUSIVE



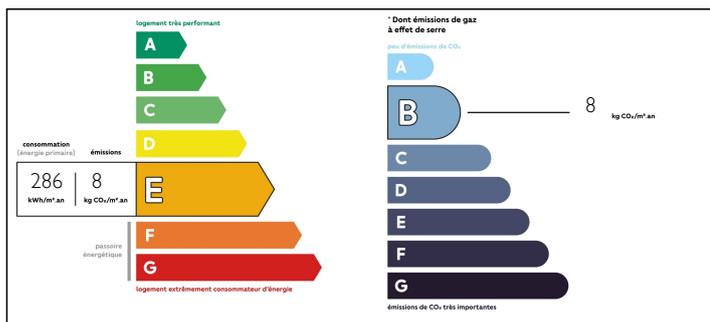
INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	2
Bath:	2
Floor:	47 m ²
Outside Space:	6 m ²

IN BRIEF

This fantastic apartment is in the ski resort of Les Menuires, in the heart of the Three Valleys ski area. Featuring one bedroom along with a bunk bed area, a bathroom, shower room and separate WC, the apartment also boasts two balconies, each offering incredible west south-facing mountain views. The apartment comes with a contract in place until 2027, offering 1 week of personal usage and rental income of 7 600€ per year, making this a great investment property!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Upon entering the apartment, you will be greeted by a spacious hallway. To your left you'll find the open plan kitchen, living and dining area opening out onto a balcony. To the right as you enter the apartment you'll find a double bedroom which also opens out onto a private balcony. With its surrounding windows, you will wake up every morning to the most breathtaking mountain views! There is also a bunk bed area available which allows you to welcome additional guests to the apartment. A bathroom, shower room and separate WC complete this lovely property.

The apartment sits on the second floor of a centrally located with the ski shops, restaurants and bars of Les Menuires on your doorstep, as well as the ski lifts which allow you to enjoy the full 600km of the Three Valleys within minutes!

Les Menuires is a family friendly ski resort which makes up part of the world famous Three Valleys ski area, the largest ski network in the world! While some resorts in Les 3 Vallées are famous for their picturesque charm, Les Menuires is known for its striking seventies-style architecture. Not only a popular ski resort, it's also a great destination in the summer with plenty of activities on offer, from hiking, mountain biking, parapenting and rafting to name just a few.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 960 EUR

NOTES