

127 m village chalet, 4 ensuite bedrooms, large, open living space, jacuzzi and stunning mountain views



## INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	4
Bath:	4
Floor:	127 m2
Plot Size:	17 m2



## IN BRIEF

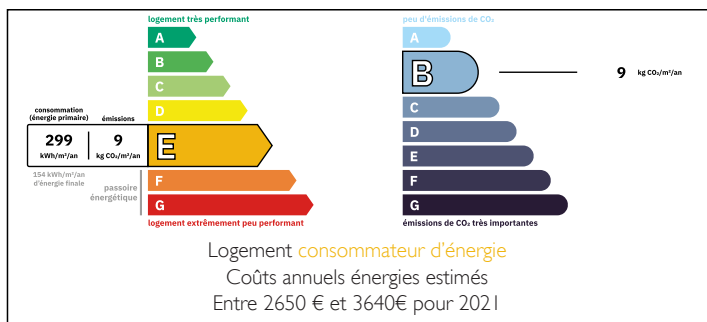
Discover this charming 130m<sup>2</sup> village chalet combining authentic Alpine character with high-end features.

It offers four en-suite bedrooms, each with its own shower or bath room and WC for complete comfort and privacy.

On the top floor, the light-filled living area with its wood-burning stove opens onto a south-facing, sunny terrace with a jacuzzi — the perfect spot to soak up the panoramic views of the surrounding peaks and the village bell tower.

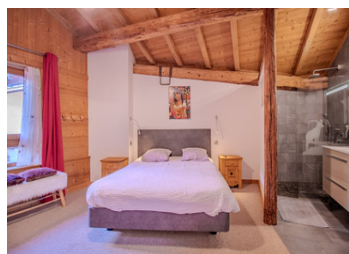
The lower level is both practical and well designed, featuring an entrance with a heated ski room, additional storage areas and a garage for one to two cars, a real plus for a village property. With quality materials and immaculate finishes throughout, this chalet delivers a warm, genuine mountain ambiance. A rare opportunity for those who love the Alps in every season.

## 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.



## LOCAL TAXES

**Taxe foncière: 2397 EUR**

**Taxe habitation: 2167 EUR**

## NOTES

## DESCRIPTION

An Exceptional Chalet in Méribel Les Allues  
Set in one of the most sought-after villages of the 3 Valleys, this 130m<sup>2</sup> chalet blends authentic mountain charm with contemporary comfort. Ideal for families or groups of friends, it offers four en-suite bedrooms across two levels, each with its own shower room or bathroom and WC, ensuring privacy and wellbeing for everyone.

### Level 1

2 en-suite bedrooms with bathrooms and WCs - 17 and 19 m<sup>2</sup>

1 en-suite bedroom with shower room and WC - 18 m<sup>2</sup>

### Level 2

Spacious, light-filled living area with a wood-burning stove and large openings - 37 m<sup>2</sup>

Terrace with jacuzzi, offering panoramic views of the mountains and the village bell tower

1 en-suite bedroom with shower room - 17 m<sup>2</sup>

Guest WC

### Level 0

Practical entrance with heated ski room for storing and drying equipment

Closed garage for 1 to 2 cars, boiler room and storage area

Guest WC

Quality materials and refined finishes throughout create a warm, lasting Alpine atmosphere.

Méribel & Méribel Les Allues: an exceptional setting all year round

Winter: Direct access to the world's largest ski area (600 km of pistes), the cosy atmosphere of traditional Savoyard resorts, lively après-ski, Michelin-starred restaurants and major international sporting events.

Summer: Hiking and mountain biking trails, alpine lakes, golf, cultural festivals, and peaceful moments surrounded by pristine nature. Méribel Les Allues