

One bedroom + sleeping area apartment, with lease, for sale in Les Menuires in a 4\* residence

EXCLUSIVE

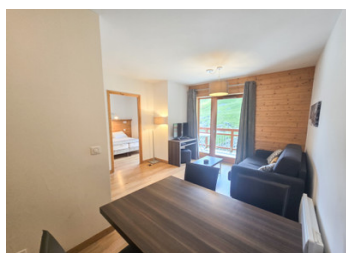


## INFORMATION

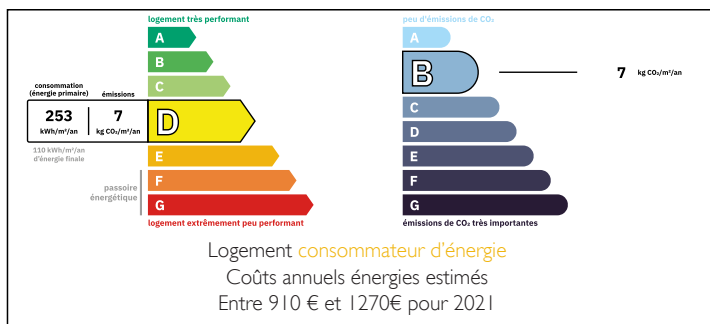
|                |              |
|----------------|--------------|
| Town:          | LES MENUIRES |
| Department:    | Savoie       |
| Bed:           | 1            |
| Bath:          | 1            |
| Floor:         | 36 m2        |
| Outside Space: | 7 m2         |

## IN BRIEF

This 36 sqm ski-in ski-out apartment offers a modern interior and is situated in a prime 4\* residence in the sought-after area of Les Menuires – Les Bruyères. It features a spacious double bedroom, a bunk-bed area, a bathroom, an open-plan living, kitchen and dining area, as well as a west-facing balcony. The property also includes a private ski locker and parking space. It is sold with a rental contract, including 3 weeks of owner occupancy, making it a fantastic investment opportunity.



## 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: 489 EUR

## NOTES

## DESCRIPTION

As you enter the apartment, located on the second floor, you step into an entrance hall equipped with bunk beds, which leads into the bright and contemporary open-plan living area, comprising an equipped kitchen and dining space. This comfortable living area opens onto a private west-facing balcony, ideal for enjoying afternoon sunshine and mountain views.

The apartment offers a good-sized double bedroom, along with a bathroom fitted with a bathtub. It is sold with its own ski locker and private parking space.

Thanks to its location in a high-end ski-in ski-out residence, in a highly desirable part of Les Menuires offering a wide range of amenities, the apartment makes an excellent base for winter sports enthusiasts. The residence itself includes a quality restaurant, spa facilities, a swimming pool and a fitness room.

Les Menuires provides direct lift access to the vast 600 km of slopes within the 3 Valleys ski area and offers a vibrant selection of bars and restaurants. The valley also provides plenty of year-round activities, including walking and cycling during the summer months.

Please see my portfolio for all our ski properties in the Belleville Valley.

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