LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46029KRJ73 Price: 699 500 EUR

agency fees to be paid by the seller

Méribel-Les-Allues, new-build 2024. 94m2 Beautifully decorated 2 bedroom/bathroom, mezzanine, private parking.







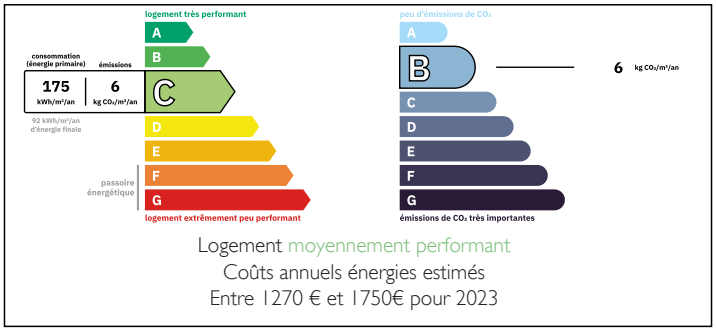








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1270 € et 1750€ pour 2023

INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	2
Bath:	2
Floor:	76 m2
Outside Space:	4 m2

IN BRIEF

This beautifully appointed two-bedroom apartment stands out for its exceptional attention to detail and thoughtfully optimised layout combining style, comfort and practicality throughout.

The versatile mezzanine, with bespoke storage and a luxurious wool carpet, can serve as an additional sleeping area, cosy TV snug or home office.

Reclaimed wood, quality timber flooring with underfloor heating, and elegant, timeless bathrooms create a warm yet refined alpine atmosphere.

The fully equipped open-plan kitchen overlooks the dining area and inviting lounge, where a designer fireplace adds both ambience and warmth after a day in the mountains.

Additional features include a private ski locker with cellar storage and an outdoor parking space. Finished in 2024, this intimate residence of just eight apartments offers a lift and high-quality acoustic flooring in communal areas.

With excellent energy performance and a prime

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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.

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NOTES

DESCRIPTION

Situated on the top floor of an intimate residence of just eight apartments, this beautifully appointed two-bedroom apartment with a mezzanine offers the perfect blend of contemporary comfort and authentic alpine charm. Completed in 2024, it boasts a total floor area of 94 m² with 76m2 carrez (85 m² weighted floor space) and has been thoughtfully designed to maximise both space and functionality, creating a warm and inviting mountain retreat.

The apartment is arranged as follows:

A welcoming entrance hall provides practical storage with hanging space, a bench seat, shelving and a large cupboard, ideal for additional storage or even an extra freezer.

The heart of the home is the elegant open-plan living space. The fully equipped kitchen, finished in soft neutral tones with granite worktops and quality appliances, overlooks the dining area and comfortable lounge, making it ideal for entertaining or relaxing with family and friends. A striking, designer electric fireplace creates a warm and inviting atmosphere, while large sliding doors flood the room with natural light and open onto a charming 4 m² Juliet balcony.

Beautifully crafted timber stairs lead to the versatile mezzanine, a cosy space complete with luxurious wool carpeting and extensive built-in storage. Cleverly separated with opaque glazed panels, it can serve as an additional sleeping area, a TV snug or a peaceful home office.

A small hallway with a laundry cupboard leads to the sleeping quarters, comprising a stylish shower room, a comfortable double bedroom and the principal bedroom with its own en-suite...