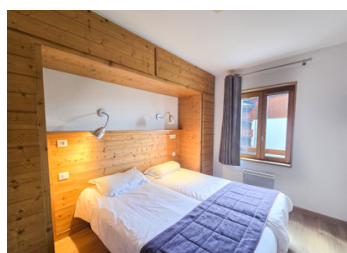
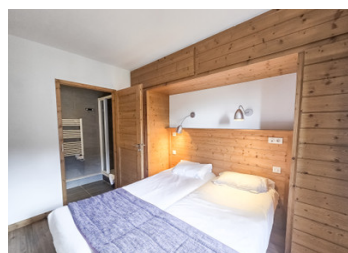


2 bedroom apartment with a lease for sale in a 4* residence of the Three Valleys

EXCLUSIVE



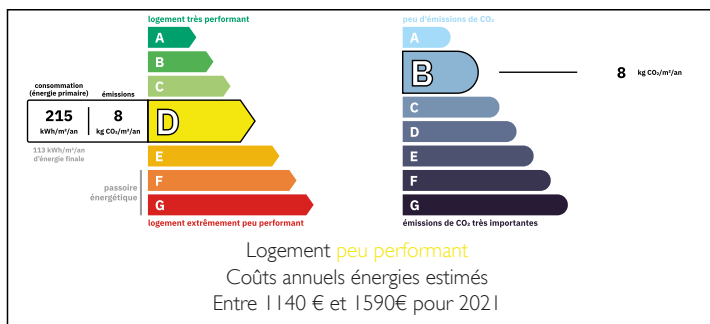
INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	2
Bath:	2
Floor:	54 m2
Outside Space:	7 m2

IN BRIEF

This 53.86 sqm modern and in a 4* residence apartment is made of 2 ensuite bedrooms with and a bunk beds corner, 2 toilets and a West-orientated terrace. The living area combines a kitchen corner, a lounge and a dining area. The apartment is sold with a ski locker and a private covered parking space. It is sold with a rental contract in place allowing interesting guaranteed rental income.

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.



NOTES

DESCRIPTION

Upon entering the apartment, the entrance hall leads directly to a sleeping alcove with bunk beds and a separate WC, as well as a hallway providing access to the rest of the property.

At the end of the hallway, the first bedroom benefits from its own en-suite bathroom with WC. The living area is centrally positioned within the apartment and provides access to the second bedroom, which also enjoys an en-suite bathroom, as well as to the 7.5 sqm private terrace. From here, you can take in uninterrupted views over the Three Valleys ski slopes and the surrounding mountain scenery.

The apartment also comes with a private ski locker and a covered parking space.

The residence enjoys a true ski-in/ski-out location in the Bruyères district of Les Menuires. Residents have access to an on-site restaurant, as well as a wellness area featuring a swimming pool, sauna, steam room and fitness room.

Les Menuires is a welcoming, family-friendly resort ideally located in the heart of the Three Valleys, the world's largest linked ski area. The lively Bruyères neighbourhood offers a wide selection of restaurants, bars and local amenities, while the Belleville Valley remains vibrant throughout the summer, with an extensive range of outdoor activities to enjoy.

For more properties in the Belleville Valley, please browse my portfolio of available homes.

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