LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46790KRJ73 Price: 431 000 EUR

agency fees to be paid by the seller

Discreet ground floor 2 bedroom apartment with private parking















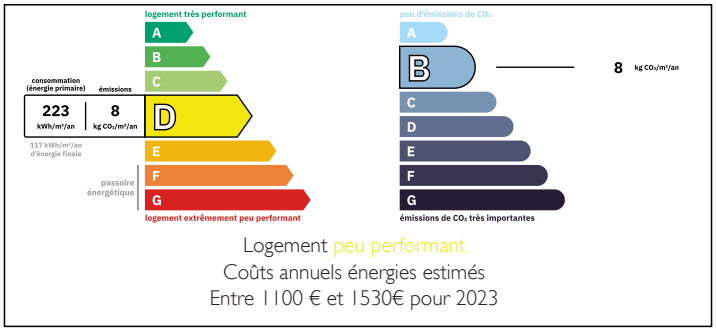
INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	2
Bath:	1
Floor:	50 m2
Outside Space:	4 m2

IN BRIEF

Located in the charming Alpine village of Les Allues, this spacious apartment combines authentic mountain character with modern comfort, just minutes from the heart of Méribel and the world-renowned Three Valleys ski area. The property offers a spacious living room opening onto a small terrace, a fully equipped open-plan kitchen with dining area, a small double bedroom, a versatile second room ideal as a guest bedroom or home office, a family bathroom and excellent built-in storage throughout. Residents also benefit from beautifully maintained communal gardens, a cellar, ski locker and easy access to year-round mountain activities. A major advantage is the covered private parking space offering convenience and security. An ideal family holiday home, permanent residence or rental investment in one of the Alps' most sought-after destinations.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1100 € et 1530€ pour 2023

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.

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NOTES

DESCRIPTION

Situated in the picturesque village of Les Allues, the historic heart of the Méribel Valley, this attractive apartment offers generous living space, traditional Alpine charm and easy access to one of the world's finest ski destinations.

The apartment welcomes you into a spacious entrance hall with extensive built-in storage, providing practical space for coats, boots and outdoor equipment. From here, the accommodation flows naturally into the open-plan living area.

The fully equipped kitchen offers plenty of storage and worktop space, opening onto a generous dining area perfect for family meals and entertaining. Adjacent to the kitchen, the comfortable lounge enjoys a warm, chalet-style atmosphere with beautiful timber finishes and direct access to a small terrace overlooking the peaceful communal gardens and surrounding mountains.

The sleeping accommodation comprises a spacious double bedroom with fitted wardrobes, while a second versatile room is currently arranged as an additional sleeping area but could equally serve as a children's bedroom, guest room, office or hobby room depending on your needs.

The family bathroom is well appointed with a bath, washbasin and laundry area, providing both comfort and practicality for longer stays.

Outside, residents enjoy beautifully landscaped communal gardens offering a peaceful setting to relax during the warmer months. A private cellar provides valuable additional storage for skis and sporting equipment.

Les Allues is an authentic Savoyard village full of character, offering a peaceful atmosphere while remaining just a few minutes from Méribel Centre. The village retains its traditional charm with stone and timber architecture, a...