LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48512CYB73 Price: 2 127 660 EUR

agency fees to be paid by the seller

Méribel Les Allues – Family chalet of approx. 200 m , independent apartment and outbuildings on 6,400 m

EXCLUSIVE















INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	7
Bath:	2
Floor:	163 m2
Plot Size:	6400 m2

IN BRIEF

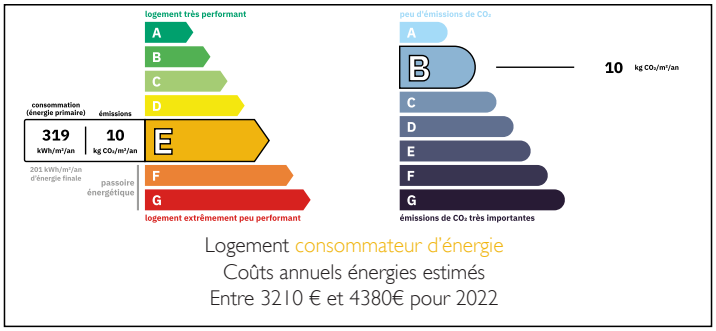
In Pré à la Dame, a peaceful hamlet of Méribel Les Allues, discover a character property set within 6,400 m² of land in a beautifully unspoilt setting.

The property includes a family chalet of over 200 m² with six bedrooms and a south-facing balcony, plus a self-contained apartment. Two barns, a hangar, a traditional mazot and a shelter provide generous additional space.

Just a 3-minute drive from the Les Allues gondola, offering access to the Three Valleys ski area, this property combines tranquillity, easy access to the slopes and a range of potential uses.

A rare opportunity, distinguished by its extensive grounds and variety of buildings, ideal for a family project.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3210 € et 4380€ pour 2022

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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LOCAL TAXES

Taxe foncière: **1261 EUR**

NOTES

DESCRIPTION

Méribel Les Allues – Character property with family chalet, independent apartment and extensive outbuildings

Located in the peaceful hamlet of Pré à la Dame, in the Méribel Valley, this authentic Alpine property enjoys a beautiful, unspoilt mountain setting.

Set within approximately 6,400 m² of land, the property stands out for its traditional character, extensive outbuildings and variety of potential uses.

THE MAIN CHALET

Offering approximately 163 m² of living space across three levels, the chalet features seven bedrooms in total, including one within the independent apartment.

The property also benefits from solar panels producing domestic hot water and electricity.

Ground floor:

A self-contained apartment comprising a living room, one bedroom and a shower room. This level also includes a garage and a cellar.

First floor:

A comfortable lounge, a 44 m² kitchen and dining area, two bedrooms measuring 10 m² and 13 m², and a bathroom.

A south-facing balcony provides plenty of natural light and an enjoyable outlook over the surrounding Alpine landscape.

Second floor:

Four additional bedrooms, offering flexible accommodation for family and guests.