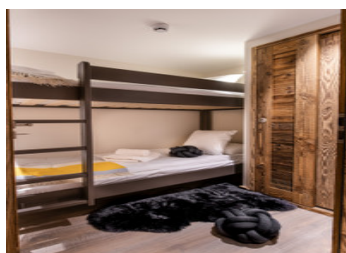
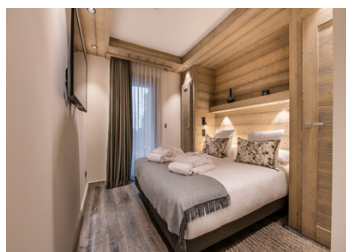


Exceptional new build 1-bedroom + bunk room, freehold apartment - Meribel Centre (save up to 20% TVA\* + approx. 5% purchase fees\*\*)



## INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	2
Bath:	2
Floor:	65 m2
Outside Space:	6400 m2



## IN BRIEF

This prime 1-bedroom plus bunk room apartment boasts a high quality design and spacious interior. Sleeping 4, guests are guaranteed proximity to the slopes by the free Meribel bus service or short 150m walk to the Morel chair lift; other features include a spa with pool, ski locker, boot warmers and secure underground parking. Option to choose interiors and can be sold fully furnished (further details below). This apartment is one of 46 others, all part of the prestigious new-build development in Meribel centre all with fantastic south-west facing views onto the valley. 65m2 surface area

## 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.

## DESCRIPTION

\*Possibility to reclaim TVA up to 20% of the purchase price if the property is available for rental for the first 20 years of ownership. The apartments are 100% freehold. Can be rented individually.

\*\*A purchaser can also benefit from a reduction of the usual approx. 7.5% notary and purchase fees of the purchase price to around 2.5%

- Entrance area
- Open-plan kitchen/living/dining area
- 1 double bedroom – with ensuite shower and WC
- 1 bunk room – with ensuite shower and WC
- Separate WC
- Balconies and terrace (37m<sup>2</sup>)
- Ski locker and heated boot warmers
- Parking space (purchase one or more for €30,000 each)
- Cave/cellar (purchase one for €5,000)

Steeped in the charm and warmth of Savoyard tradition, the architecture and design of this new residence mirror Alpine Lodges' wealth of experience in top-end mountain real estate development. Beautifully decorated, the apartments can be sold fully furnished, including kitchen appliances and outdoor furniture for the balcony and terrace. Other bespoke features include fireplaces, saunas, wine cellars and a choice of kitchens, flooring and wall finishings.

The residence is located at the heart of the resort, slightly above the town centre, within 150m of the Morel chairlift and 500m walk to all the main shops, bars and restaurants. A free, reliable and frequent bus service also connects to the Chaudanne ski lift hub down in the centre and higher up the resort to other ski-access points, bars and restaurants.

Meribel is well known for its unsurpassed skiing..

## NOTES