

For sale in Les Menuires- 3 Valleys this contemporary ski in-ski out apartment, in a high quality residence

EXCLUSIVE



## INFORMATION

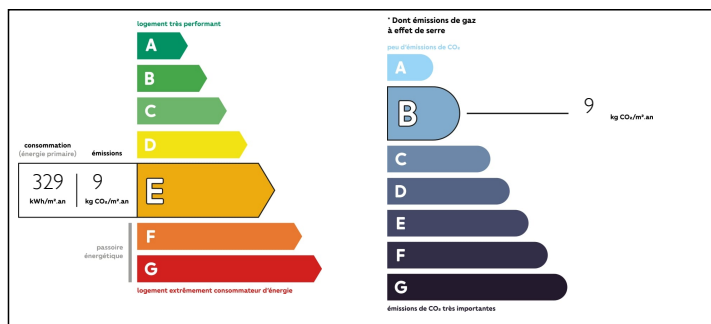
Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	31 m2
Outside Space:	10 m2

## IN BRIEF

This fantastic ski in-ski out apartment of 31sqm has a sleek, modern interior and is situated on the third floor of a prime 4\* residence in a well sought-after part of Les Menuires- Les Bruyères. It features a double bedroom, a bathroom with toilet, an open plan living, kitchen and dining area and a balcony from which you can enjoy mountain views. It also boasts its own ski locker and private parking. This apartment is sold with a rental contract obligation, with 3 weeks of owner usage and so makes for a fantastic rental investment.



## 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

As you enter the apartment you have the light and contemporary open plan living area, including a kitchen area and a dining table. This room has access to a private balcony, perfect for enjoying the views and mountain sunshine. There is a double bedroom and the bathroom comprises a bathtub and a toilet.

The apartment is sold with its own ski locker and private parking.

Given its location in a ski in-ski out high-end residence, in a sought after area of Les Menuires with plenty on offer for everyone, it makes for a fantastic ski base. A quality restaurant is located within the residence, along with spa facilities, a swimming-pool and a fitness room.

## LOCAL TAXES

**Taxe foncière: 415 EUR**

Les Menuires is a popular ski resort, situated in the stunning Belleville Valley. It offers direct lift access to the vast 600km of pistes that the 3 Valleys ski area has to offer and has a great bar and restaurant scene. The valley itself is also full of life in the summer with plenty of activities available such as walking and cycling.

Please see my portfolio for all our ski properties in the Belleville Valley.

## NOTES

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