

Traditional ski in -ski out chalet for sale in Les Menuires, in the heart of the Three Valleys



INFORMATION

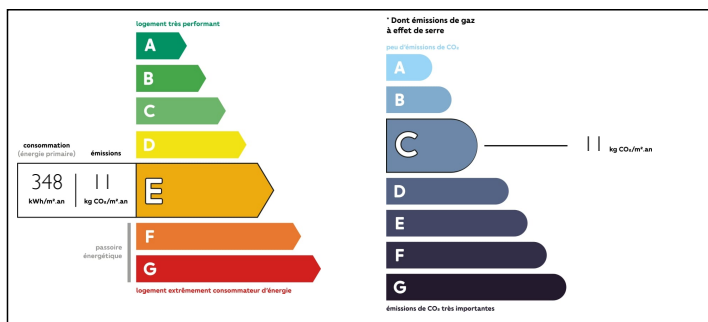
Town:	LES MENUIRES
Department:	Savoie
Bed:	6
Bath:	5
Floor:	104 m2
Plot Size:	1514 m2

IN BRIEF

Located in the Les Bruyères area of Les Menuires, this authentic and charming 5 bedroom chalet of 104sqm is ideally situated just metres from the ski lifts, offering immediate access to the incredible Three Valleys ski area. Enjoy the surrounding mountain views from the hot tub and private terrace, an ideal way to relax and warm up after a long day on the slopes!



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.



LOCAL TAXES

Taxe foncière: 1160 EUR

NOTES

DESCRIPTION

On entering the chalet, you are welcomed into a large, open plan kitchen, dining area and lounge of circa 35sqm which opens out onto the private terrace of 30sqm and hot tub, offering views across the valley and surrounding mountains.

The first floor features an ensuite bedroom with separate toilet, with access to a private balcony. Upstairs, on the second floor you'll find a further two ensuite bedrooms of 9sqm each with an additional ensuite bedroom of 9sqm and a mezzanine room of circa 10.5sqm situated on the top floor of the chalet.

Three covered parking spaces are sold with the chalet, as well as a private ski room with boot dryer.

Wellness centre is next door of the chalet and all commodities are within walking distance.

Les Menuires is a popular ski resort set in the very heart of the Belleville valley. It offers direct access to the full 600km network of Three Valleys pistes, the world's largest ski area. There plenty of activities on offer in the valley in the summer months too, with mountain biking, hiking, climbing and rafting to name just a few.

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