

Fantastic opportunity. 61m2 apartment with tons of potential. Located opposite a chairlift in Meribel centre

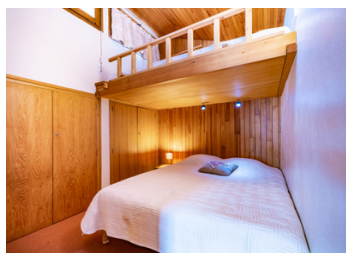


INFORMATION

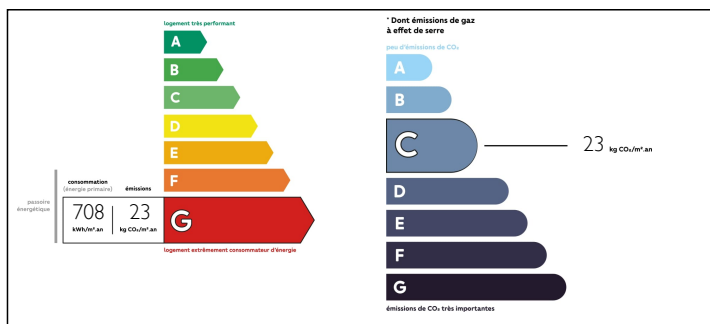
Town:	Les Allues
Department:	Savoie
Bed:	1
Bath:	2
Floor:	61 m2
Plot Size:	0 m2

IN BRIEF

This spacious and versatile duplex apartment represents a fantastic opportunity to acquire a property with undeniable potential. The apartment has 48,8m2 of habitable space (loi carrez) with an additional 24m2 under 1m80 in height, most of this useable. With the Morel chairlift located only 3 minutes walk away this is an excellent choice for keen skiers or snowboarders who want easy ski access to the fabulous Three Valleys ski domain. Currently comprising a large double bedroom along with 2 extra sleeping areas surrounding a large open living area, the apartment is just begging for some careful planning and renovation to create additional bedrooms and maximise the space available, taking full advantage of this great location.



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

On entering the apartment we find, to the left, a bathroom and separate toilet. On the opposing wall is an ample storage area. Moving further into the apartment we have the open plan kitchen, living and dining area, with stairs leading to the upper floor. Beyond this, is the spacious West facing balcony area with breathtaking views across the valley to the Roc de Fer.

On the upper floor we have the vast under-exploited living area comprising, in the eaves, two sleeping areas for up to 4 people. There is also a double room and shower room with toilet. Next to the staircase is another large storage area.

Méribel, in the heart of the world renowned Three Valley ski domain is situated just two-hours by car from both Lyon and Geneva airports and one hour from Chambéry and Grenoble during the Winter season. Moutiers, located at the base of the valley, and only a 20-minute drive from Les Allues, is service by regular rail services .

NOTES

Co-owned building of 409 units
Provisional annual charges: 2760€

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