

Luxury Central Meribel Chalet - Pool - Wellness etc - Externally Complete Stage Only 7,421 per m2!!

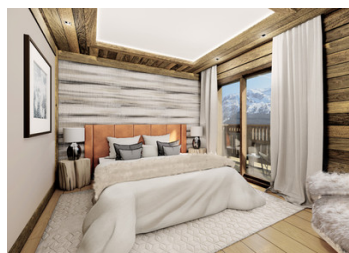


## INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	8
Bath:	9
Floor:	380 m2
Plot Size:	400 m2

## IN BRIEF

Only €7,421 per m2 of habitable area !! Externally Complete + Air & Water Tight - Concrete shell internally. By purchasing at an Externally Complete stage of completion which includes the site works, concrete walls, external insulation, wood & stone external cladding, external doors, triple glazed windows, balconies, terraces, slate roofs, copper guttering, chimneys, etc. money is saved on notaries' fees & property taxes which can be spent on the chalet fit-out instead. It's possible to take over the current design and fit-out process using local building contractors or start afresh with the purchaser's interior design architects and building team/s. Introductions to local architects and artisan are available. This option will be less expensive and give a purchaser total control over the internal design, quality of finishes and equipment installed.



## 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

Sleeping 12 to 15 guests and up to 4 staff, this chalet is only 1km or a 2 minute drive from the ski slopes using a staff driven minibus or taxi. (Taxi charge 12 euros for up to 6 people). There is also 3 of the free Meribel bus stops close by. A pleasant relatively level 700m walk to the very centre of Meribel with its shops and restaurants. Stunning south and west facing views onto the valley and mountains.

Approx. 380m2 habitable area (habitable area doesn't include garages & terraces, etc)

6 Ensuite Bedrooms - Wall mounted Smart TV & Wifi in every bedroom (Levels R+1 & R+2)

1 Bunkroom – Large 1.4 m x 2 m bunks (Level R+2)

Approx. 65m2 Lounge with Bar, dance area, fireplace & vaulted ceilings & WC (Level R+3)

Circular Cedar Hot Tub on external terrace (Level R+3)

Approx. 35m2 Dining area & enclosed kitchen on Level R+4 mezzanine with vaulted ceiling adjoining an external balcony all areas affording stunning views.

Large fully equipped and enclosed kitchen (with opening serving wall) (Level R+4)

Home Cinema (Level R+2)

Relaxing Communal Snug & office area (Level R+2)

Separate Massage Room (Level R1)

Wellness centre – Hammam, Sauna and Shower (Level R+1) with private access stairs to

Heated Swimming Pool (approx. 6m x 3 m) with Shower & WC (Level RC)

Utility room housing hot water boilers, underfloor heating boiler and dual airflow exchange system (Level R1)

Entrance area and seating (Ground Floor – Level RC)

Ski &...

## NOTES